



THE STORY OF
Kelling Mill Barn
Holt, Norfolk

SOWERBYS



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Kelling Mill Barn

Holt, Norfolk
NR25 7EL

Detached Barn Conversion Boasting
approx. 1,000Sq. Ft.

Two Bedrooms, Two Bathrooms

Split Level Living Space

Elevated Sitting Room

Spacious Dining Room

Vaulted and Beamed Ceilings

Impressive Fusion of Old and New

Gated Frontage

Driveway Parking for Three
Cars and a Single Garage

Enclosed Private Gardens

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Nestled in the charming village of Kelling, just a 15-minute stroll from the stunning North Norfolk coastline, Kelling Mill Barn is a beautifully converted retreat offering the perfect blend of relaxation and adventure. With approximately 1,000 square feet of thoughtfully designed space, this property provides an ideal base for coastal exploration, birdwatching, and enjoying the serenity of the countryside.

As you step inside, the welcoming hallway offers convenient storage for wellies, sandy shoes, and coats after a day of outdoor pursuits. The spacious dining room boasts striking vaulted ceilings with original beams, complemented by a wood burner set within a charming brick fireplace, perfect for cosy winter evenings. French doors open onto a sun-drenched terrace, creating an inviting space for al-fresco dining in summer.

The modern kitchen features timeless 'Shaker' cabinetry and is well-equipped with high-end appliances, including an induction hob and integrated oven - ideal for effortless cooking and entertaining.

Upstairs, the elevated sitting room offers an inviting space to relax and enjoy panoramic views of the Kelling Estate and the rolling Norfolk countryside. Sliding doors open onto a private balcony, extending the living space and providing the perfect peaceful spot for morning coffee or an evening glass of wine.

A small flight of stairs leads to two beautifully appointed bedrooms. The twin bedroom offers ample storage, while the principal bedroom comfortably fits a king-size bed, with generous storage and an en-suite shower room featuring motion-activated night lights.

The modern family bathroom is designed with relaxation in mind, featuring a bathtub with an overhead power shower, WC, washbasin, and motion-activated night lights for added convenience.

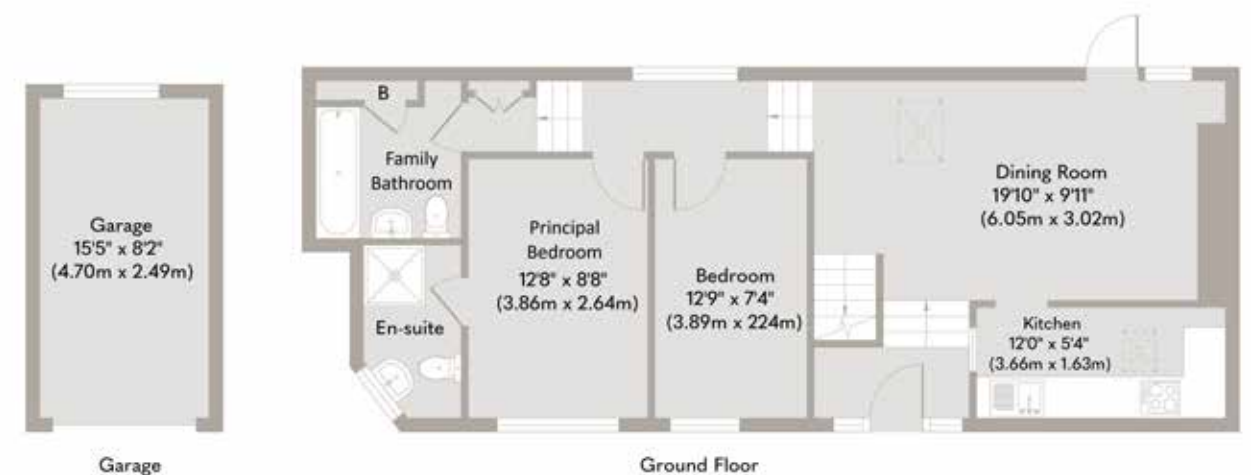
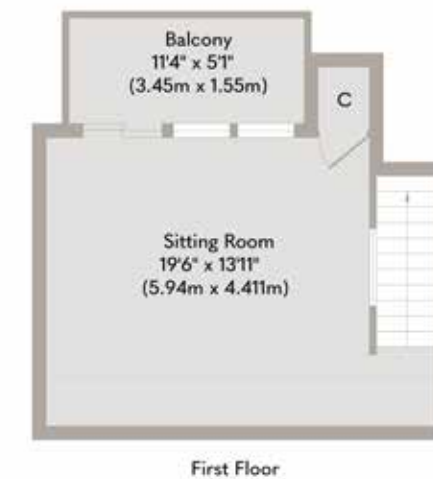


My favourite spot in the barn is sitting on the balcony. Enjoying a drink whilst watching the sun go down over the fields is a great pleasure!



Kelling Mill Barn offers an exquisite blend of practicality and beauty in its outdoor spaces. A large gravel driveway offers parking for three cars and access to a single, detached garage. The fully enclosed rear garden is low maintenance, with terracing for dining and entertaining, and adjoins peaceful open countryside. The private balcony off the living area offers spectacular countryside views, perfect for warm summer evenings.

Beyond the barn, a 15-minute walk through fields leads to Kelling Beach, a peaceful haven for birdwatchers and nature lovers, with seals often spotted near the shore. The village boasts The Old Reading Room Gallery & Tea Room and The Pheasant, known for exquisite dining. Holt, a charming Georgian market town with boutique shops, cafés, and antique stores, is just two miles away.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Kelling

WHERE RURAL CHARM MEETS COASTAL ADVENTURE

A charming village located on the North Norfolk coast, Kelling encapsulates the essence of rural English life, while being just a short distance from the bustling market town of Holt.

The village is surrounded by lush countryside and is a gateway to the stunning North Norfolk Coast. Kelling Heath, a nearby nature reserve, offers miles of walking and cycling paths, ideal for outdoor enthusiasts and families who enjoy exploring nature. The proximity to the coastline means residents can easily visit the picturesque beaches of Sheringham or Cromer, perfect for seaside outings.

Kelling, whilst small, is home to The Old Reading Room Tea Room & Gallery, Kelling Primary school, and The Pheasant Hotel, located just a short walk along the A149 towards Weybourne. For a wider range of shopping, dining, and entertainment options, residents can easily head to nearby Holt.

Holt is famous for its mix of independent shops and boutiques, offering a unique retail experience. From art galleries to speciality food shops, there is something for everyone. The town also features an array of cafés, restaurants, and pubs, making it a lovely spot for dining out or enjoying a casual coffee.

Kelling is well-connected by road, with the A148 providing easy access to both Sheringham and Holt. The local train station in Sheringham is just a short drive away, offering regular services to Norwich and beyond, making commuting straightforward for those who work in the city.

Living in Kelling offers a unique blend of rural tranquillity and accessibility to the lively town of Holt. Whether you are drawn to the picturesque natural surroundings, the sense of community, or the vibrant cultural scene in Holt, this area has something for everyone.



Note from the Vendor



“Living here has given us a sense of being close to nature - the fields, the animals and the wild beach coastline..”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref: 2871-3121-1231-3172-1118

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///slows.hopefully.helper

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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