



THE STORY OF  
**Lyemoon**  
*High Kelling, Norfolk*

**SOWERBYS**





THE STORY OF

# Lyemoon

Vale Road, High Kelling, Norfolk  
NR25 6RA

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Restored Early 20th Century Former  
Gresham's School Residence

Prime Location near Holt and  
North Norfolk Coast

Elegant Victorian-Style Sunroom  
with Garden Views

Four Flexible Bedrooms over Two Upper Floors

Seamless Flow of Living Spaces  
with Period Features

Beautifully Tended Gardens (Approx. 0.2 Acres)

In-and-Out Driveway and Practical Outbuildings

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Tucked away on the peaceful, tree-lined Vale Road in the sought-after village of High Kelling, Lyemooon is a home steeped in history and charm. Built at the turn of the 20th century as accommodation for Gresham's School, this unique residence now stands proudly restored, offering a rare opportunity to own a piece of Norfolk's rich past. Perfectly positioned just minutes from the vibrant Georgian town of Holt and the wild beauty of the North Norfolk coast, Lyemooon offers that rare balance: a tranquil retreat wrapped in nature, yet close to every convenience and community connection you could wish for.

Step inside and you'll instantly feel the soul of this home. The current owners, with an impeccable eye for detail, have lovingly brought Lyemooon back to life — honouring its heritage while gently weaving in the comforts of modern living. Period features sing throughout, and the addition of the showstopping sunroom is nothing short of inspired. Sympathetically designed to echo its Victorian roots, this light-filled space invites the outside in, creating a serene setting for both quiet mornings and lively gatherings. Every room flows effortlessly, offering warmth, character and an unmistakable sense of home. The ground floor offers a welcoming sequence of living spaces — a cosy sitting room, an inviting dining area, and a beautifully appointed kitchen at the heart that blends through to the sunroom. Upstairs, the accommodation is flexible and thoughtfully arranged, with up to four bedrooms spread across two floors, including an elegant principal suite and a generous top-floor retreat, ideal for guests or growing families.









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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Beyond the walls, Lyemoon continues to enchant. Set within beautifully tended gardens that extend to around a fifth of an acre (STMS), the outdoor spaces are a haven of mature trees, vibrant borders, and peaceful corners to pause and reflect. A practical edge balances the garden well with sheds and sheltered areas for storage of tools and logs, whilst also creating further possibilities for hobbies rooms and offices. The sweeping in-and-out driveway offers an elegant welcome, while to the rear, the garden unfolds into a private oasis — perfect for long summer afternoons and family celebrations. Here, every detail has been considered, and every space tells a story — making Lyemoon not just a house, but a place to truly belong.



# High Kelling

QUAINT VILLAGE WITH SCENIC VIEWS AND CHARMING COTTAGES.

Driving through the pine forest-lined road as you arrive at High Kelling on a sunny day, you instinctively know you are close to the coast and there's a timelessness to this area that has been entertaining day-trippers and holidaymakers for decades. Less than two miles from Holt, the North Norfolk Railway steam train stops here and the 40s weekend sees the area come to life with visitors dressed in World War II outfits and vintage cars, as if the years have been rolled back.

The school has strong connections with Holt Rugby Club which sits on nine acres at High Kelling's Bridge Road, and a young players programme has nurtured local talent, most notably Ben Youngs, England's most-capped scrum-half of all time. Nearby, Voewood is an incredible Grade II listed, Arts and Crafts style house designed and built in the early 20th century in a unique 'butterfly' style with a central three-storey portion flanked by two, two-storey 'wings'. Restored by rare books dealer Simon Finch in 1998, the country house hosts weddings and events in its 11 acres, along with providing a base for his arts business.

Discover more of the area's history with a visit to nearby Felbrigg Hall, a Tudor estate and now a National Trust property, or further inland to Blickling Hall, a Jacobean estate which is believed to be the birthplace of Anne Boleyn. Past and present, High Kelling is a wonderful spot in this fascinating part of Norfolk.



## Note from the Vendor



North Norfolk Countryside

"We've loved the beauty of the area, birds singing, lots of wildlife all visible. There are lots of lovely walks with beautiful views."



## SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:-0380-2970-4550-2425-2035

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: ///rainbow.tasteful.rainbow

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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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