



THE STORY OF

# 50 Pineheath Road

*High Kelling, Norfolk*

SOWERBYS



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# 50 Pineheath Road

High Kelling, Holt, Norfolk  
NR25 6RH

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Elegant Detached Home in Peaceful Rural Setting

Light Filled Open Plan Kitchen and Living Space

Characterful Sitting Room with  
Bay Window and Open Fire

Flexible Snug Ideal for Work or Relaxation

Three Spacious Bedrooms and  
Contemporary Dressing Room

Mature Gardens with Greenhouse  
and Raised Beds

Beautiful Green Outlook with  
Access to Countryside Walks

Practical Utility Room and Ample Parking

Thoughtfully Designed for Comfort and Style

Quiet Village Location Offering a Sense of Calm

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Discreetly positioned behind mature hedging, 50 Pineheath Road presents an exceptional detached residence that captures the essence of refined country living. Exuding an air of quiet sophistication, this impressive home combines rural tranquillity with contemporary comfort, creating a sanctuary of light, space and understated elegance.

Approached via a private driveway, the property immediately conveys a sense of privacy and calm. The established frontage, enhanced by verdant planting, offers a warm welcome and sets the tone for what lies within. Inside, the interiors are bathed in natural light and thoughtfully arranged to promote an effortless flow between each space. Every room feels balanced and inviting, designed with both family life and entertaining in mind.

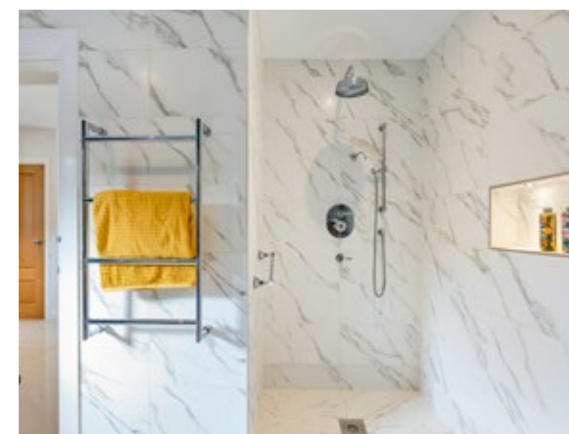
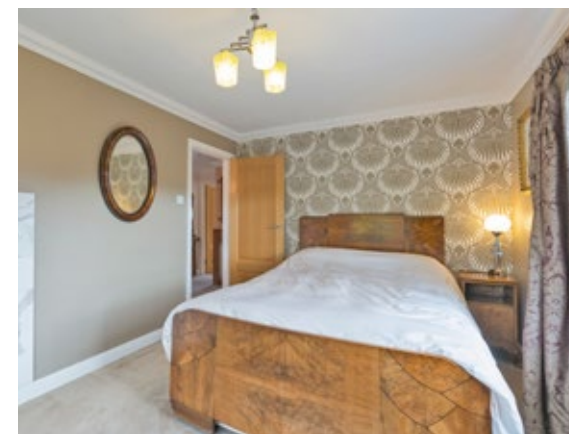
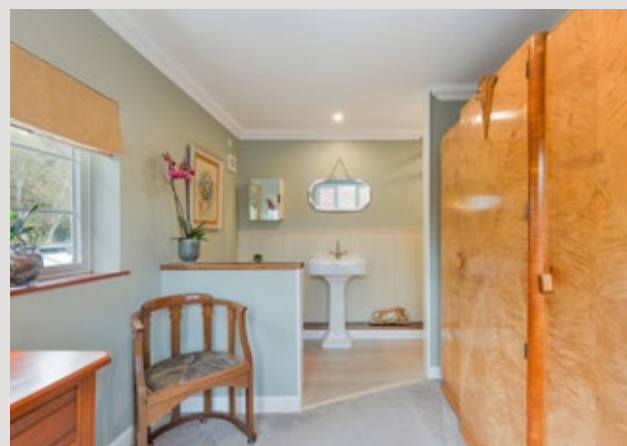
The sitting room offers a beautiful introduction to the home, featuring a broad bay window that draws in soft light and an open fireplace that brings a touch of timeless character. It is a serene and comfortable space, perfect for quiet evenings or relaxed gatherings. Beyond this, a versatile snug provides further flexibility – currently arranged as a home office, it would equally suit use as a reading room or an additional reception area, adapting easily to the needs of modern living.

To the rear, the open plan kitchen, dining and living area forms the heart of the home. This striking space is defined by a lantern ceiling, generous glazing and French doors that open directly onto the garden. The result is a naturally bright and uplifting environment that encourages connection between the indoors and outdoors.



The orangery living area is our favourite place in the house. It offers a wonderful view over the garden, enjoying the changing of seasons.





The kitchen itself combines elegance with practicality, offering a considered layout, high-quality fittings and ample preparation space – ideal for both relaxed family meals and larger gatherings. A well-appointed utility room sits just beyond, ensuring daily life runs smoothly without compromise on style.

Upstairs, the home continues to impress with its sense of proportion and calm. Three generous double bedrooms provide restful sanctuaries, each thoughtfully designed to enhance light and comfort. The fourth bedroom has been transformed into a sophisticated dressing room, complementing the principal suite and introducing a touch of indulgence. The result is a space that feels harmonious and serene, designed for both relaxation and ease.

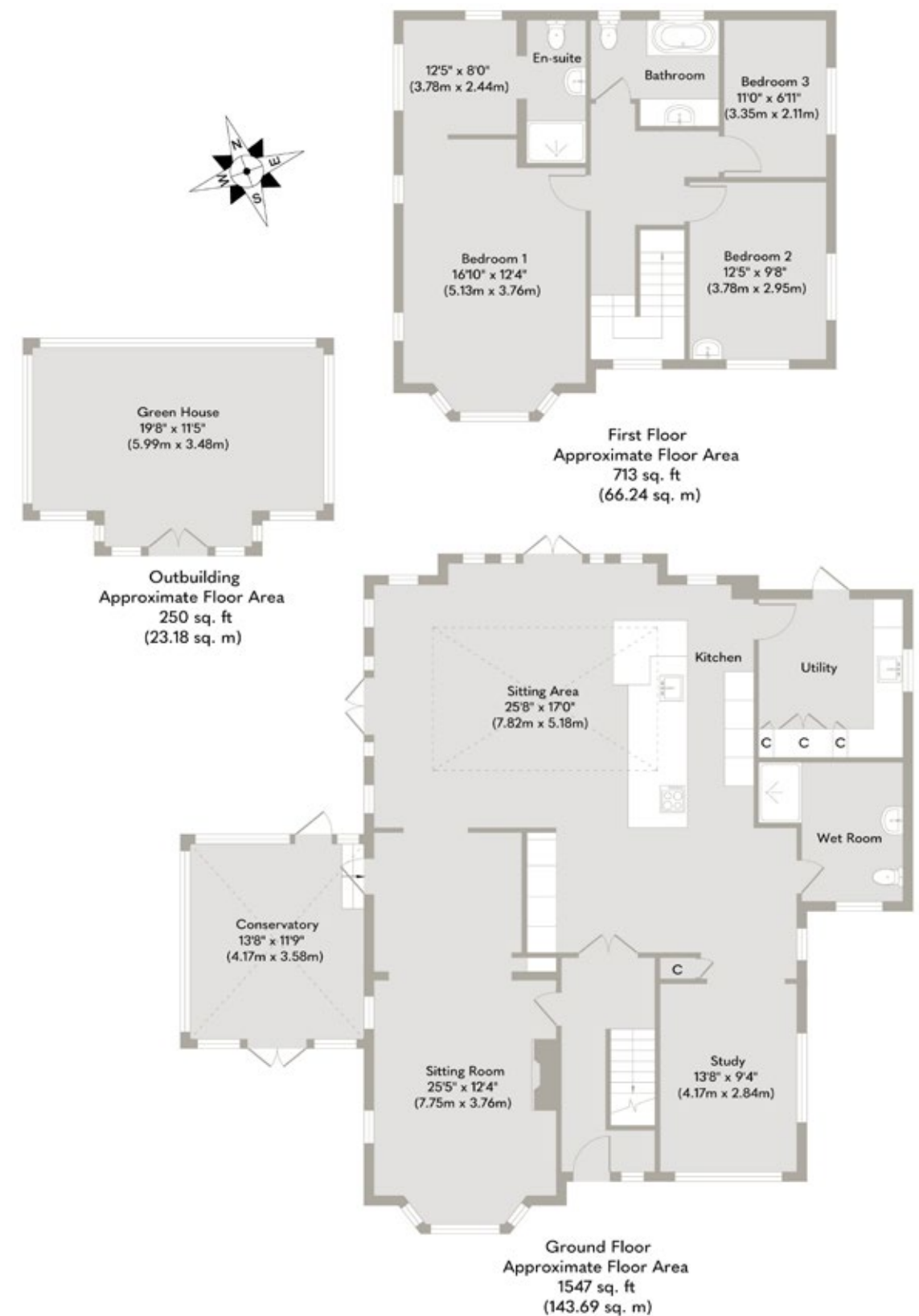
The gardens are a true delight, offering a mature, beautifully landscaped backdrop that perfectly frames the home. Thoughtfully planted with established shrubs, raised beds and a fine greenhouse, the space provides both colour and texture throughout the seasons. A gate at the rear opens onto farmland, leading to scenic countryside walks and a sense of connection with nature that is both rare and deeply rewarding.

50 Pineheath Road represents a harmonious blend of rural charm and modern refinement. Every detail, from the graceful proportions to the subtle interplay of light and space, has been curated to create a home of exceptional quality. Peaceful, private and beautifully appointed, it stands as a remarkable opportunity to embrace a life defined by comfort, elegance and tranquillity in the heart of High Kelling.



The woods behind the house are a real treasure. They are full of wildlife, making every walk a little different and always rewarding.





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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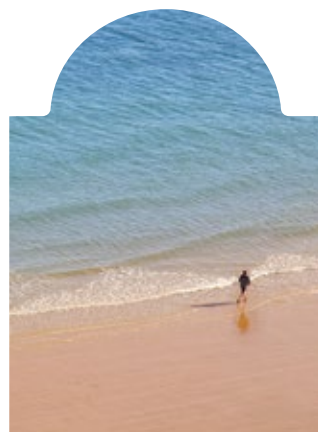
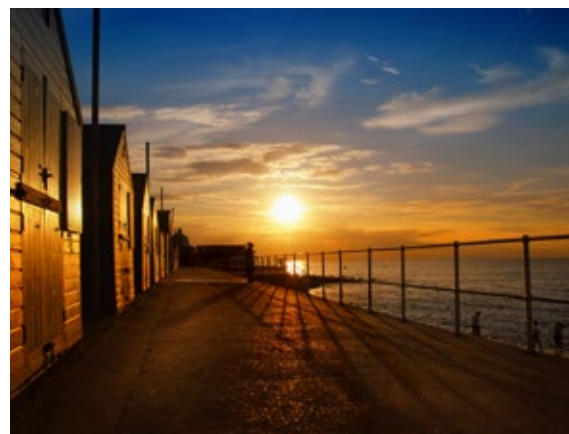
# High Kelling

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



"We have loved the proximity to woods and the coast, the abundance of garden birds, and the peaceful village setting close to Holt."



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 9176-3955-7200-6055-5200

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: ///assurance.bets.skim

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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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