



---

COAST & COUNTRY LIVING



# Finer Details



2 Double Bedrooms  
Vaulted Ceiling  
Walk in shower room  
Recently renovated  
Large Open plan living area  
Light and Spacious  
Appeal to private buyers and landlords  
Beautiful gardens and courtyard  
Very successful Holiday Let  
Private parking as well as overflow guest parking

Woodpecker Cottage is sure to appeal with its traditional flint exterior and North Norfolk charm, converted from a dairy barn no expense has been spared in making this a perfect home. Previously a very successful holiday let, having recently been renovated Woodpecker Cottage is light and beautifully decorated, boasting a contemporary open plan living space with vaulted ceiling giving a real sense of space as well as a well kept cottage garden and courtyard.

Perfectly positioned in the popular village of Kelling, only a 10 minute walk to the beach and a short drive to the neighbouring coastal village of Weybourne and busy town of Holt with its fantastic independent shops, galleries and eateries. The area is well connected with transport links including a train stop at Kelling Heath.



The setting for Woodpecker Cottage in one of the most sort after village locations really couldn't be better, nestled amongst the flint and brick traditional cottages and manor houses down a stream lined street gives a real sense of tranquility.

The property is entered through a wooden gate and as I follow the path through the garden to the double entrance doors, I'm immediately struck by its charm and the property's idilic situation.

Stepping into the open plan Kitchen / Living room with its Vaulted ceilings and wooden flooring it offers a spacious and well decorated multi functional living space, the room is flooded with lots of natural light from dual aspect windows and a second door that allows access into the back courtyard which Im told is a real sun trap.











The kitchen is newly fitted with plenty of cupboard space and tiled splash backs. There is space for a fridge freezer and also a dining table with makes the kitchen area a very flexible space. The open plan living area has space for sofas and tv with double doors opening onto the garden.

From the living room there is an inner hallway that leads to a good sized shower room complete with a double sized shower. Quality sanitary ware has been used to enhance the feeling of quality.

The property benefits from 2 double sized bedrooms, both light and spacious with newly fitted carpets.













Woodpecker Cottage is unique in that there are several outside areas. The first being the lovely cottage garden surrounded by a picket fence which is laid to grass with shrubs and planted areas, There is a small patio which would be a great space to sit and enjoy a cup of tea!

Around the back of the property is a large communal court yard, this is a lovely space and a real sun trap accessed from the main living room. This area has been well designed with central planters giving the area colour, there is also a gateway onto the street.

As well as having its own parking, there is a car park and guest parking giving woodpecker cottage 3 parking spaces of its own plus additional when needed as well as another large communal garden.







## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025