



The Folley, Kelling

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Independent Estate Agents

Pointens



18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk | www.pointens.co.uk

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The Folley, The Street, Kelling, Norfolk NR25 7EL

Norwich 26 miles, Blakeney 5 miles

Holt 3 miles

Currently under construction, The Folley will be an exceptional detached coastal home surrounded by gently undulating countryside. Kelling village nestles in an area designated as an Area of Outstanding Natural Beauty and the village itself sits in arguably one of the prettiest pockets of countryside Norfolk has to offer.

GUIDE PRICE £900,000



The Property

The Folley sits in the heart of Kelling village and has an enviable location and views over the surrounding farm land of The Kelling Estate. This breath taking area of Norfolk has many hidden gems to include award winning beaches, historic stately homes, untouched nature reserves and the poppy line steam railway. Currently under construction by Robson Construction a long established firm responsible for many award winning buildings. The Folley will be constructed to their exacting standards from traditional mellow red brick and flint under a pantile roof with hardwood windows and doors. The well appointed accommodation briefly comprises: Entrance Hall, Light and airy treble aspect open plan sitting room with central fireplace housing a wood burner, a handmade bespoke kitchen with fitted quality appliances and a dining area. Utility room, cloakroom, and bedroom 2 with en-suite. Study/Bedroom 3, A first floor landing leads to the master bedroom suite with a dressing room and en-suite. The property also enjoys wooden and tiled floors, Air source heat pump under floor heating on the ground floor with radiators on the first floor. Outside a drive way leads to a brick and tile two bay open fronted barn style garage. There are garden areas on all four sides of the property. The plot extends to about 1/4 of an acre (STS).

Location

Kelling is a quintessential North Norfolk coastal village with a wide range of traditional brick and flint cottages set amongst gently rolling countryside. Within the village is a tea room, bookshop and gallery and a popular primary school. A pathway from The High Street leads down to the village beach and in turn to the coastal pathway which offers 83 miles of wonderful walks. Just a short walk from this property is the 4 star Pheasant Hotel and Restaurant. The North Norfolk coast is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. Offering a wide variety of facilities, there is particularly good walking, bird watching, golfing and sailing available. The town of Holt is around three miles away and is one of the most highly regarded market towns in the county boasting many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Holt is also home to the renowned Gresham's Pre-preparatory, Preparatory and Senior Schools. The cathedral city of Norwich is approximately twenty miles distant and has a main rail link to London Liverpool Street and an international airport.

Directions

Leave Holt via the Cromer Road. Proceed past the garage and take the next left hand turning into the Kelling Road. Leave Holt and proceed for around one mile, take the first left hand turning (off a sharp right hand bend) signposted Kelling. Proceed into Kelling village and the property will be found on your right hand side in The Street, identified by a Pointens 'For Sale' board.

Accommodation

The accommodation comprises -

A front door leading to:-

Entrance Hall

Staircase to first floor. Wooden flooring.

Open Plan Living Area

Sitting Room Area (26'2 x 14'3)

Treble aspect deep picture windows. Central fireplace housing a wood burner, Television and satellite point. Wooden flooring.

Kitchen/Dining Area 19'8 x 10'9)

Bespoke hand made kitchen comprising a range of base units with Corian worktops with inset sink unit . Fitted fridge, freezer, cooker, dish washer, induction hob and extractor fan. Matching wall units. Wooden flooring.

Cloakroom

Wc, washbasin. Tiled floor.

Utility Room (8'2 x 5'10)

Base units with working surfaces over. Inset sink, plumbing for automatic washing machine and tumble dryer. Door to rear garden.

Bedroom 2 (14'9 x 9'2 Double Aspect)

Wooden flooring.

En-Suite

Tiled shower cubicle with fitted shower. Wc, wash basin, heated towel rail. Tiled floor.

Bedroom 3 (11'5 x 9'8 Double Aspect)

Bi-fold doors leading to the rear garden. Wooden flooring.

Family Bathroom

Panelled bath with shower over, Wc, washbasin, heated towel rail. Tiled floor.

First Floor Landing

Leading to:

Bedroom Suite

Comprising:

Bedroom 1 (15'10 x 12'3)

Radiator. Wooden flooring.

Dressing Room

Shower Room

Tiled shower cubicle with fitted shower, wc, wash basin. Tiled floor.

Curtilage

The property is approached over a gravelled driveway which provides ample off street parking for several vehicles this in turn leads to brick and tile two bay open front cart shed style double garage (19'8 x 19'4) with electric power and light. There are turfed garden areas that surround the property on all four sides. The plot extends to about 1/4 of an acre (STS).

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General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage.

Local Authority: North Norfolk District Council, Tel: 01263 513811

Council Tax Band: To be confirmed.

Energy Performance Certificate Band: .To be confirmed.

Viewing arrangements: Strictly via the sole agents, Pointens Estate Agents, Tel 01263 711880.

Ref: H31280.

Agents Notes: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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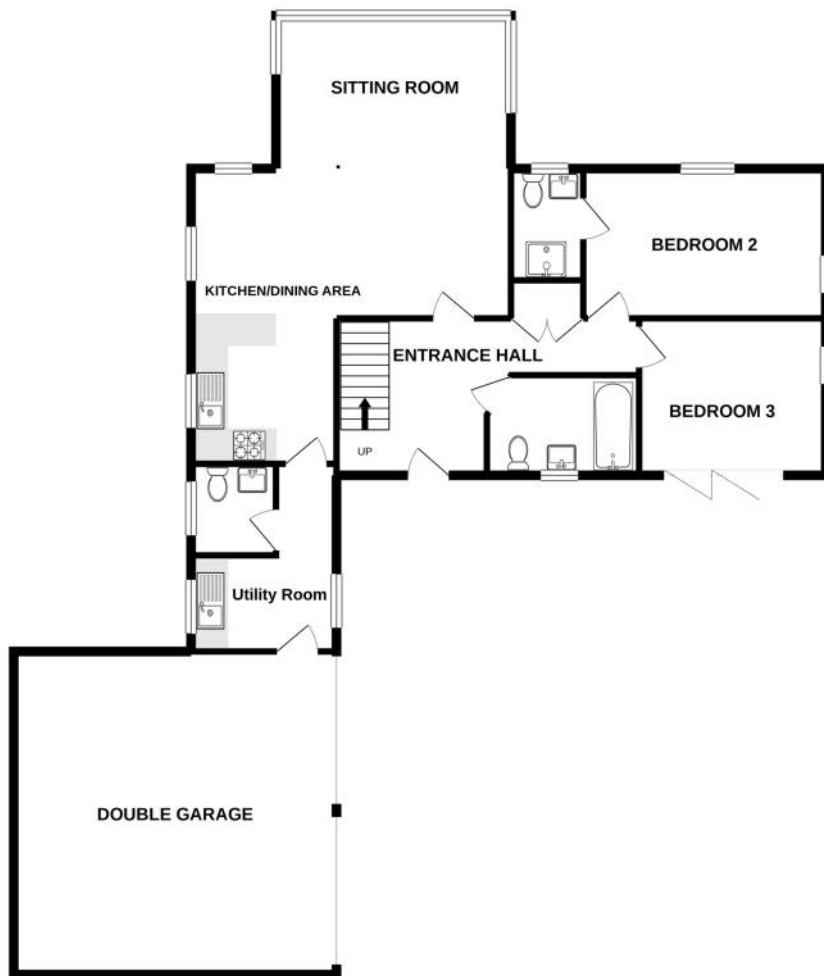
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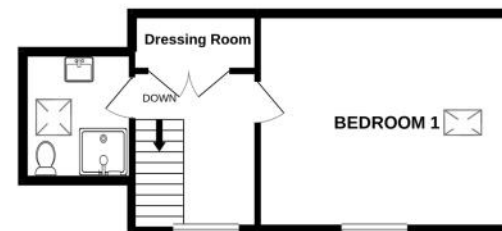
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GROUND FLOOR
1338 sq.ft. (124.3 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.8 sq.m.) approx.

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.
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