



The White House, High Kelling

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Independent Estate Agents

Pointens





**The White House, 28 Pineheath Road,  
High Kelling, Norfolk NR25 6QF**  
North Norfolk Coast 2 miles, Holt 1 mile  
Norwich 20 miles

A spacious single storey dwelling situated in a superb part-wooded location around 1 mile from Holt and 2 miles from Norfolk's heritage coastline. A particular feature of this property is the private, mature grounds extending to around 1 acre (STS).

**Guide Price £725,000**



## THE PROPERTY

The property offered for sale is a substantial detached, single storey dwelling of traditional construction. Beautifully situated in part wooded grounds of around one acre (subject to survey), the property is now in need of refurbishment and updating. The accommodation extends to around 3,100 sq ft and briefly comprises an entrance porch, a dining room, a UPVC conservatory, a kitchen, utility room, boot room, a double aspect sitting room with an open fireplace, a study, four bedrooms (master with en suite), a bathroom and a shower room, plus a separate annexe with a bedroom, bathroom and a kitchen. The property enjoys the benefit of modern electric radiators throughout. Outside, a twisting gravelled driveway leads to the front of the property and to two garages and a workshop. The delightful, part wooded extensive grounds extend to about 1 acre (STS). The property is being sold with no onward chain.

## LOCATION

High Kelling is a small, part wooded village, part bordered by Kelling Heath. Amenities include a medical practice, pharmacy and dentist, a village shop and Post Office and the Poppy Line steam railway station. Around 1 miles away is the Georgian market town of Holt. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about 2 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over 20 miles distant from where there is a fast rail service to London Liverpool Street.

## DIRECTIONS

Leave Holt via Station Road. At the bypass turn left towards Sheringham. Proceed over the roundabout. Continue for around 1/4 mile and just before leaving the trees turn left into Pineheath Road then left again and at the T junction turn right. The White House will then be found on the right hand side after around 100 yards.

## ACCOMMODATION

The accommodation comprises:

**Entrance Porch**, leading to -

### Dining Room

With wooden display and storage unit. Electric radiator. Sliding double doors leading to -

### Conservatory

Two electric radiators. Tiled floor. Double doors leading to the garden.

### Kitchen

Range of fitted base units with work surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted shelving, range of wall units. Gas cooking range. Electric radiator.

### Utility Room

Fitted storage cupboards. Butler sink. Electric radiator. Ladder and loft access.

### Boot Room

Tiled floor. Plumbing for automatic washing machine. Door to outside.

### Sitting Room (double aspect)

Open fireplace, extensive fitted shelving, electric radiator. Television point.

### Study

Electric radiator. Telephone point.

### Hall

Two fitted storage cupboards. Door to outside. Electric radiator.

### Inner Hall

2 large walk-in storage cupboards.

**Bedroom One (double aspect)**

Fitted storage cupboard. Three wardrobes. Two electric radiators.

**En suite**

Panelled bath with Victorian style mixer tap and shower attachment. Pedestal washbasin, W.C., bidet. Heated towel rail. Tiled walls and floor.

**Bedroom Two**

Fitted cupboard. Electric radiator.

**Bedroom Three**

Shelved recess, electric radiator.

**Bedroom Four (double aspect)**

Radiator, fitted wardrobe.

**Shower Room**

Fitted shower cubicle, pedestal washbasin, W.C., tiled floor.

**Bathroom**

Panel bath, vanity unit with basin over, wc, shower cubicle. Airing cupboard, heated towel rail, tiled walls and floor.

**Annexe****Bedroom (double aspect)**

Mock fireplace, electric radiator. Wooden floor. Walk in dressing room.

**Kitchenette**

Base unit with work surface over, inset single drainer sink. Fitted storage cupboards.

**Curtilage**

The property is approached through double wrought iron gates leading to a long shingled driveway which in turn leads to the front of the property and an extensive shingled parking area and two garages (16'1 x 10'1) and (16'1 x 10') and a workshop (16'1 x 10'1). There are extensive grounds surrounding the property have various features to include a patio area, water features, ponds, various mature trees and shrubs together with a wooden stable and a greenhouse. The grounds are very private and fully enclosed with mature hedging and extend to around one acre (subject to survey).

**General Information**

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage.

**Local Authority:** North Norfolk District Council, tel: 01263 513811.

**Tax Band:** Band G - £3657.88 2024/25.

**Broadband:** Superfast Fibre Broadband is available.

**Energy Performance Certificate:** Band G.

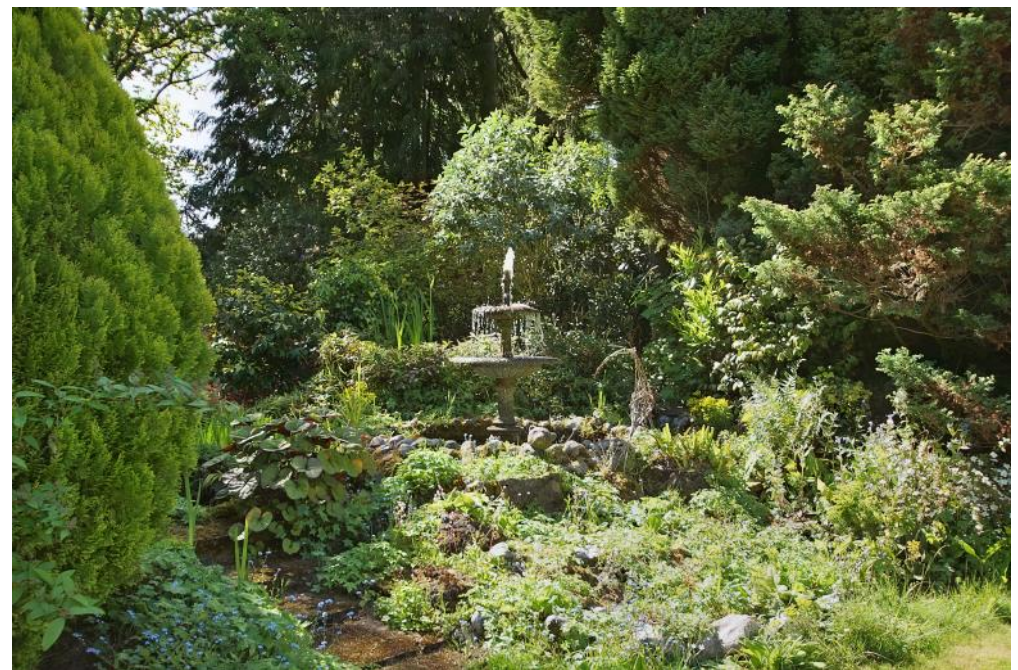
**Viewing arrangements:** Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

**Ref:** H313248.

**Important Notice**

**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available if required.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.



**Pineheath Road, High Kelling, Holt, Norfolk**

**Approximate Gross Internal Area**

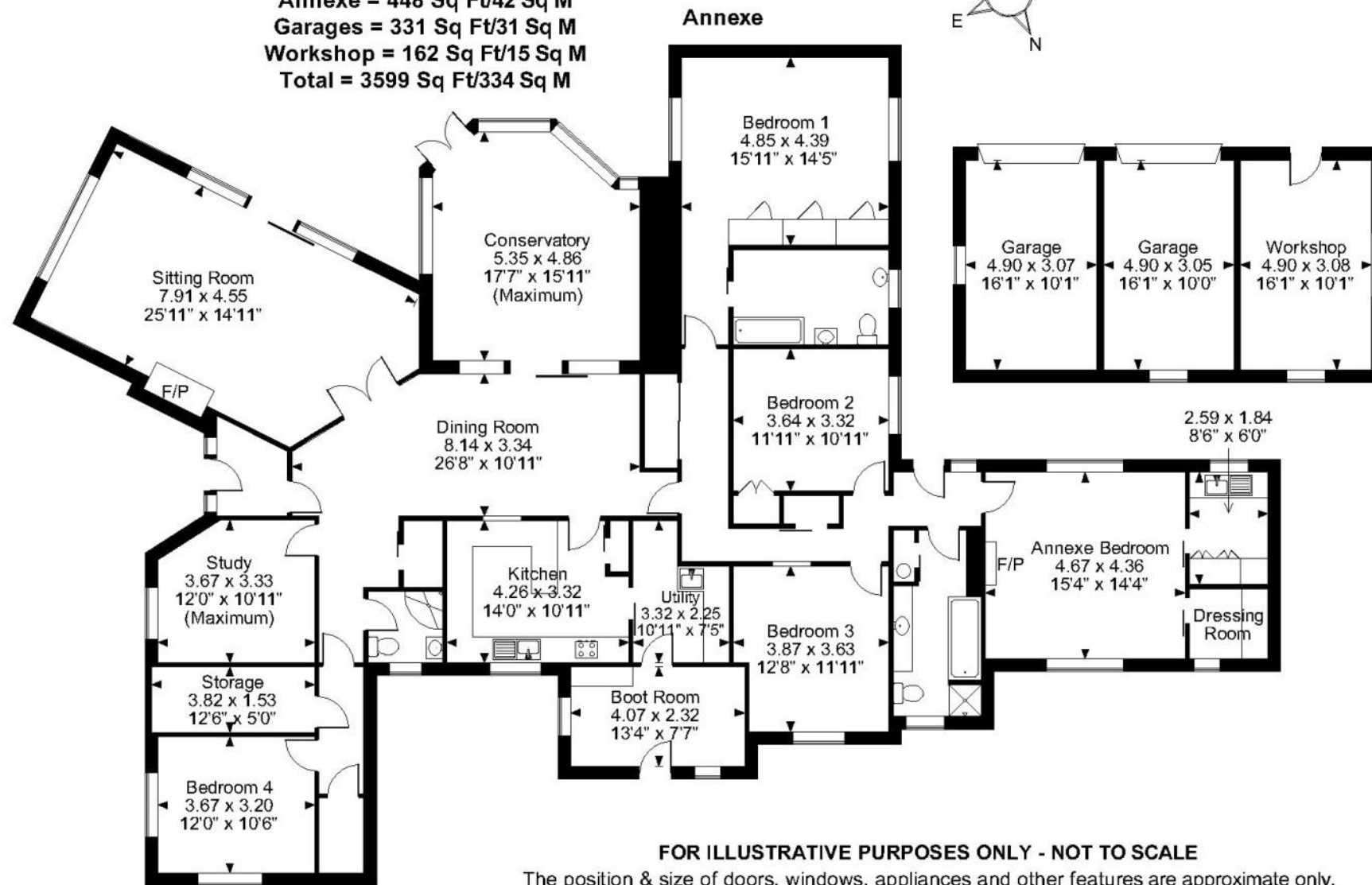
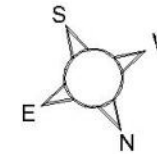
**Main House = 2658 Sq Ft/247 Sq M**

**Annexe = 448 Sq Ft/42 Sq M**

**Garages = 331 Sq Ft/31 Sq M**

**Workshop = 162 Sq Ft/15 Sq M**

**Total = 3599 Sq Ft/334 Sq M**



**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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