



Brackenwood, High Kelling

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Independent Estate Agents

Pointens





**'Brackenwood', Cromer Road, High Kelling
NR25 6RE**

North Norfolk Heritage Coast 2 miles,
Norwich 20 miles

A much improved spacious detached 4 bedroom home pleasantly situated in this wooded and much favoured North Norfolk village just 1 mile from Holt. A particular feature of the village are the extensive woodland and coastal walks.

GUIDE PRICE £650,000



THE PROPERTY

The property offered for sale is a spacious detached contemporary two storey dwelling originally constructed in the 1970's. The present owners have extended and refurbished the property to an exceptionally high standard. The property offers very flexible accommodation briefly comprising an entrance hall, a triple aspect sitting room with an open fireplace housing a wood burner , gas fired central heating, a 27' garden room, a dining room, a well fitted kitchen/breakfast room, leading to a utility room and shower room. An inner hall accesses three good sized bedrooms (one ensuite) and a family bathroom, The first floor landing leads to a double bedroom, together with bath and toilet. The property also has the benefit of UPVC windows and doors and gas fired central heating. Outside there is ample off street parking, with a double fronted car shed and a garage with roller shutter door. The grounds extend to three sides of the property, mostly laid to lawn with various established trees and shrubs and extend to roughly 0.4 acres STS

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 1½ 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 4 miles distant with Salhouse, 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. Upon entering the trees continue for around 1/4 mile and then you will see the sign for the church on the right hand side. Brackenwood will then be found next door to the church.

ACCOMMODATION

Reception Hall

Stairs to first floor with cupboard under, tiled floor, radiator

Sitting Room (23'6 x 14') (triple aspect)

Open fireplace housing a wood burner, tiled hearth, television point, two radiators, double doors leading to:

Garden Room (27'6 x 17' narrowing to 8')

Two radiators, two pairs of UPVC doors leading to the rear garden, oak flooring

Dining Room (15'6 x 14'10 narrowing to 11'2)

Two radiators, oak flooring, glazed double oak doors leading to:

Kitchen/Breakfast Room (18'7 x 16' narrowing to 10'5)(double aspect)

Extensive range of base units with minerva work tops over, inset sink unit with mixer tap, fitted dishwasher, double oven, microwave, gas surface hob, extractor hood, range of matching wall units, space for fridge freezer, breakfast bar, radiator, tiled floor, leading to

Utility Room (9'5 x 6'10)

Range of base units with working surface over, plumbing for automatic washing machine and tumble dryer. Inset Belfast sink with mixer tap, space for free standing freezer, fitted storage units, door to front aspect, door leading to;

Shower Room

Fitted shower cubicle, WC, vanity unit with basin over, fully tiled walls and floor, under floor heating.

Inner Hall (from dining room)

Radiator leading to:

Bedroom Two (15'3 x 10'10)

Radiator, ensuite with fitted shower cubicle, vanity unit with basin over, WC, heated towel rail, tiled floor, under floor heating

Bedroom Three (14'7 x 10'10)

Radiator.

Bedroom Four (15' x 8'2) (double aspect)

Radiator.

Family Bathroom:

Panelled bath with Victorian style mixer tap and shower attachment, shower screen, W.C. pedestal basin, radiator, fitted airing cupboard with shelving, tiled floor, under floor heating

First floor landing:

Leads to a further landing with a roll top bath with claw feet, Victorian mixer tap and shower attachment, two fitted cupboards.

Master bedroom (20' x 10'3) (double aspect)

Extensive range of fitted wardrobes, drawers and storage, two radiators, access to large roof space

Cloakroom:

Vanity unit with basin over, WC, heated towel rail

**Curtilage**

The property is approached via double wooden five bar gates which lead to ample off street shingle parking area. Open double bay car shed (19'8 x 16'), log store and a further garage (18' x 11'7) with a roller door, personnel door electric power and light. Outside boiler room housing a gas fired boiler for central heating and hot water. There are lawned grounds to the front, and side of the property with various inset flower and shrub beds, all enclosed by iron railings and mature hedging. To the rear of the property is a south facing garden enclosed by mature hedging. This is mostly laid to lawn, with mature trees, shrubs and flowers, greenhouse, garden shed and a swivel base summer house.

General Information

Tenure: Freehold.

Council Tax Band: E (2024/25—£2043.69)

Services: All mains services are connected.

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

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

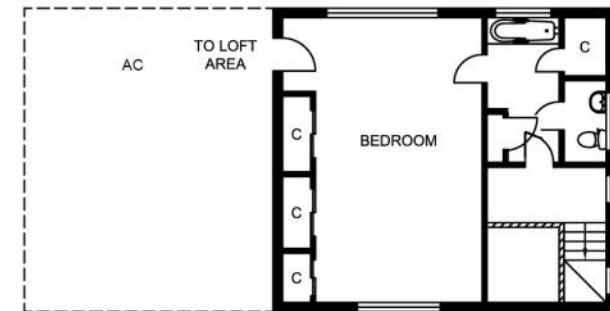
Energy Performance Certificate: C

Ref No: H313321.





GROUND FLOOR



ROOM IN ROOF

TOTAL APPROXIMATE FLOOR AREA 249.66 SQ.M

Brackenwood, Cromer Road, High Kelling, NR25 6RE

Illustration for identification purposes only, measurements are approximate, not to scale.



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