



YORK HOUSE

Bernard Road, High Kelling, Norfolk, NR25 6RB
Guide Price £700,000

BROWN & CO
COCKERTONS



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DESCRIPTION

York House is a detached residence tucked away at the end of a private road in the popular village of High Kelling. The property is approached via a private driveway providing ample off road parking. The delightful, mature private garden grounds are a wonderful feature of this property offering a fabulous entertaining space and boasts a formal lawned garden, wild garden, a large summerhouse decorated and carpeted throughout with power and light, a large shed and a variety of mature trees, shrubs and plants.

York House has been tastefully modernised by the current owners and offers two reception rooms, a large open plan kitchen/dining room, utility room and cloakroom on the ground floor together with three double bedrooms and a family bathroom on the first floor. The property sits on a large private wooded plot and offers extremely flexible accommodation.

LOCATION

High Kelling is on the North Norfolk coast in an area of outstanding natural beauty. The area is famous for its wonderful coastline, wildlife and scenery. Blakeney, Cley and the Georgian town of Holt are close by with superb walking, golfing, sailing and bird watching activities. The attractive village of High Kelling has its own Post Office/Store, Social Centre and Doctors Surgery.

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and close to this property, originally founded in 1515 it provides pre-prep, prep and senior schools. The cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



SPECIFICATION

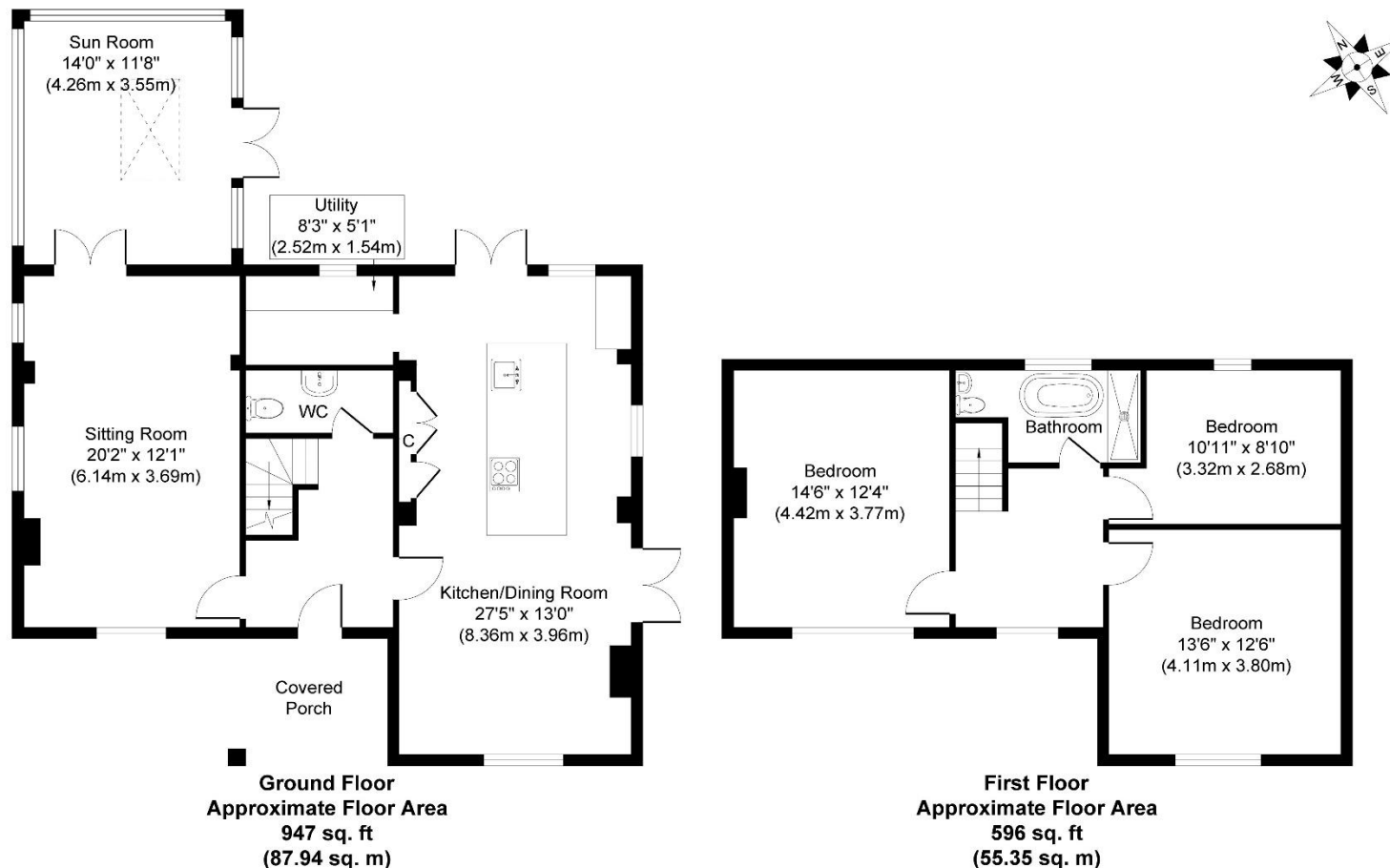
- Detached House
- Superb location close to Holt Town and Kelling Heath
- Quietly positioned at the end of a no through private road
- Gated access and mature trees
- Ample Off Road Parking
- Envious plot size of around 0.5 acre (ssts)
- Ample space and potential to extend (sstp)
- Tastefully Modernised
- Double Glazing & Gas Central Heating
- Beautiful open plan kitchen dining room leading out to garden
- Dining area with feature log burner
- Triple aspect living room with feature log burner
- Orangery for enjoying the seasons all year round
- Three Double Bedrooms
- Family Bathroom
- Summerhouse & Large Shed

GENERAL REMARKS & STIPULATIONS

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







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		