



## PINEHEATH COTTAGE

Cromer Road, High Kelling, NR25 6QD  
Guide Price £650,000

**BROWN & CO**  
COCKERTONS





# PINEHEATH COTTAGE

Cromer Road, High Kelling, Norfolk, NR25 6QD

## DESCRIPTION

Pineheath Cottage is a detached residence situated in the popular village of High Kelling. The property is approached via a 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, shingled area, a detached studio, two summerhouses, a large shed and a variety of mature trees, shrubs and plants.

Pineheath Cottage has been tastefully modernised by the current owners and offers three reception rooms, kitchen, utility room and cloakroom on the ground floor together with a master suite, four further 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
- Village Location
- Mature Plot
- Ample Off Road Parking
- Tastefully Modernised
- Three Reception Rooms
- Kitchen
- Utility Room
- Master Suite
- Four Further Bedrooms
- Family Bathroom
- Cloakroom
- Oil Fired Central Heating
- Double Glazing Oil Fired Central Heating
- Detached Studio
- Two Summerhouses & Large Shed

## GENERAL REMARKS & STIPULATIONS

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





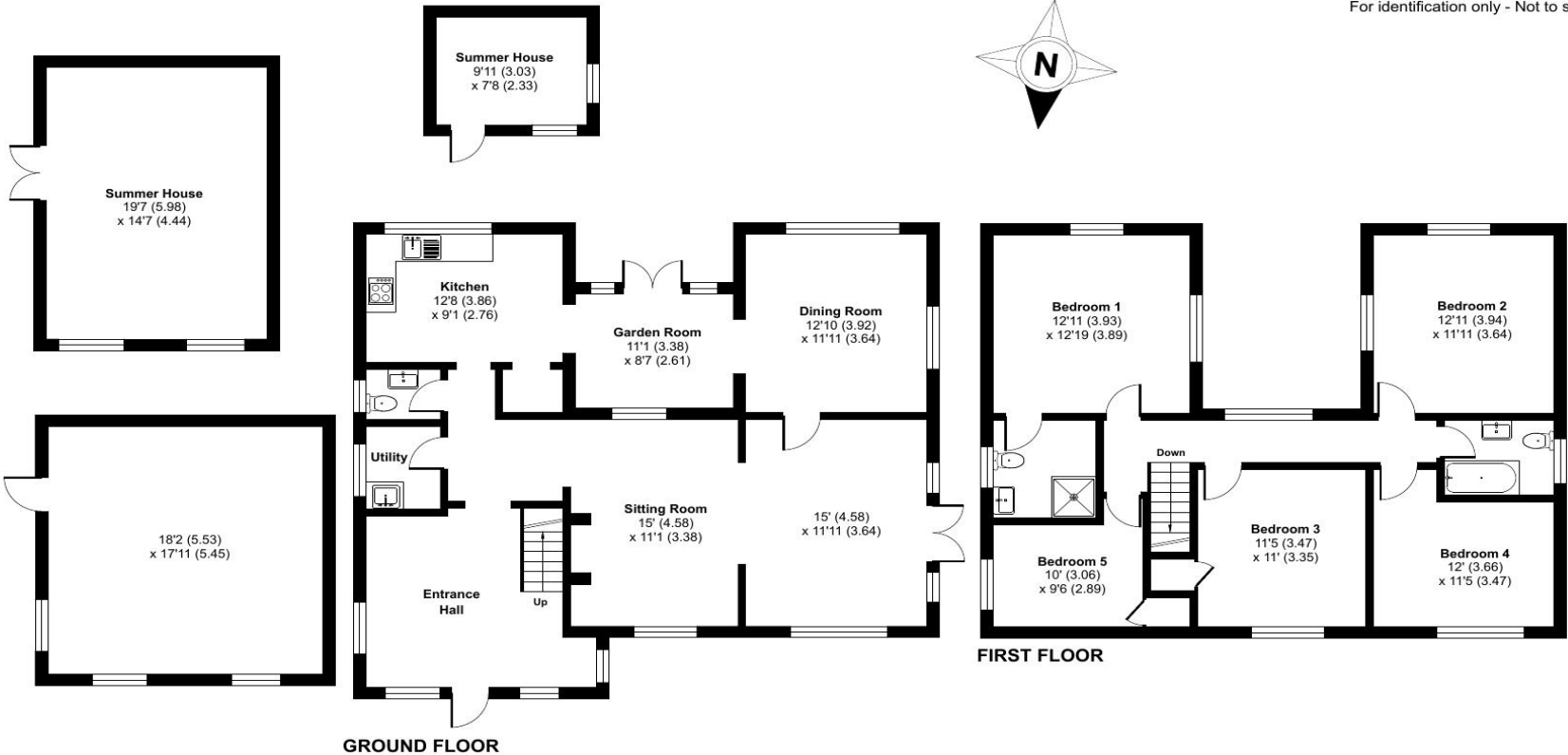






Pineheath Cottage, Cromer Road, High Kelling, Holt, NR2

Approximate Area = 1947 sq ft / 180.8 sq  
Outbuilding = 687 sq ft / 63.8 sq  
Total = 2634 sq ft / 244.6 sq  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Brown & Co. REF: 1272817

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	68 D
39-54	E		
21-38	F		
1-20	G		