



BRACKEN

Pineheath Road, High Kelling, Norfolk, NR25 6RH
Guide Price £725,000





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DESCRIPTION

Bracken is a detached residence situated in the popular village of High Kelling. The property is approached via a gravelled driveway providing ample off road parking which leads to a detached garage. The delightful, mature private garden grounds are a wonderful feature of this property offering a fabulous entertaining space and boasts a formal lawned garden, a large pergola with seating area, and a variety of mature trees, shrubs and plants. There is direct access to a selection of superb walks via a private gate at the bottom of the garden.

The property has been tastefully modernised by the current owners. Arranged over two floors and offering three reception rooms, an open plan kitchen/dining room and separate utility room, cloakroom, three/four bedrooms including a master suite with en suite shower room and a further family bathroom with separate shower. Bracken benefits from gas central heating and double glazing 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 Residence
- Situated in the popular village of High Kelling
- Garden Grounds extending to 0.3 acres (stms)
- Driveway providing Ample Off Road Parking
- Detached Garage
- Modernised Throughout by Current Owners
- Three Reception Rooms
- Open Plan Kitchen/Dining Room
- Utility Room
- Cloakroom
- Master Suite
- Three Further Double Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Flexible Accommodation

GENERAL REMARKS & STIPULATIONS

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





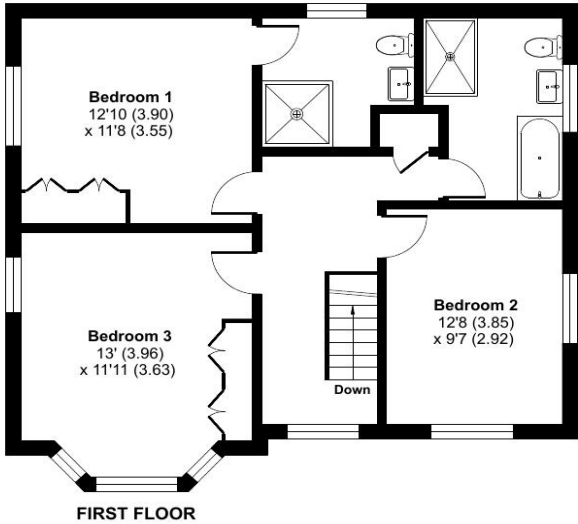
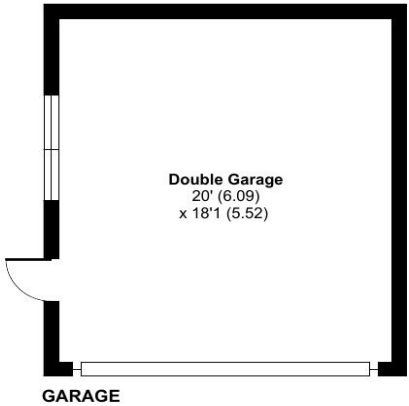
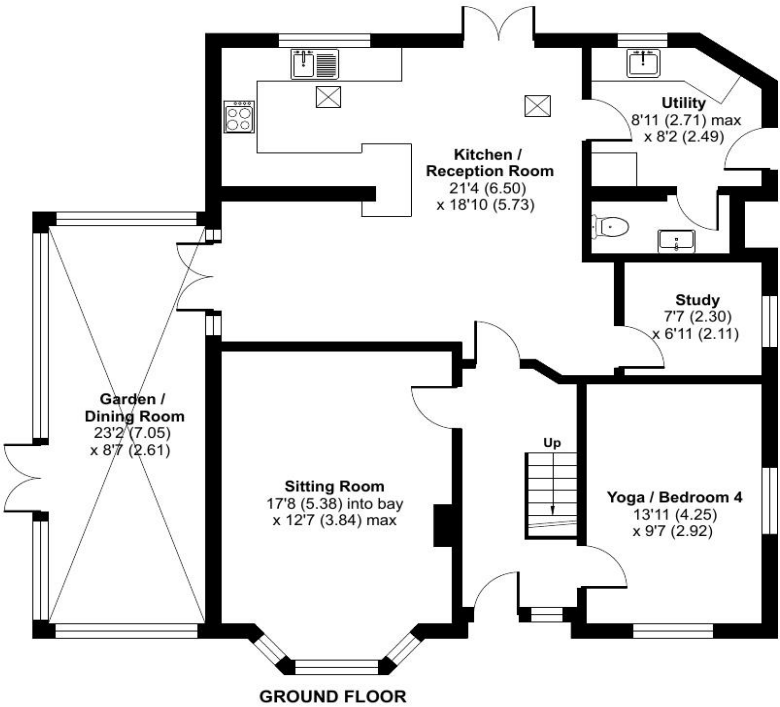
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Approximate Area = 1922 sq ft / 178.5 sq m

Garage = 362 sq ft / 33.6 sq m

Total = 2284 sq ft / 212.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Co. REF: 1358046

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