

william
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Select

The Inn House
The Street
Kelling



LOCATED IN THE POPULAR NORTH NORFOLK VILLAGE OF KELLING, THIS SPACIOUS DETACHED HOME DATES FROM THE NINETEENTH CENTURY.

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The Inn House, The Street, Kelling, Holt, Norfolk NR25 7EL

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RECEPTION HALLWAY

A welcoming hallway offers immediate access to the drawing and sitting rooms. The hallway then leads to the rear of the home with doors accessing the ground floor WC, ground floor bedroom and dining room. Stairs rise to first floor accommodation.

DRAWING ROOM

A generous reception space with a window to front and sides aspect, feature wood burning stove and built in storage in the form of bookcases and base level units.

SITTING ROOM

A room filled with natural light provided by a window to the front aspect and double glazed French doors leading to the side garden. Feature wood burning stove and built in storage in the form of bookcases and base level units. An archway offers access to the kitchen/dining room.

KITCHEN/DINING ROOM

A modern fitted kitchen providing a space for a dinner table. Range of base and eye level cupboards providing storage. Built in electric oven and hob with extractor above, plumbing for dishwasher, drainer sink unit, space for fridge freezer, windows to front and side aspects, doors to storage cupboard and boot room.

BOOT ROOM

Door to storage unit and door leading to rear garden.

CLOAKROOM

With low level WC and hand wash basin, window with wooden shutter to side aspect.







GROUND FLOOR BEDROOM FOUR

Window with wooden shutters to rear aspect and doors to built in storage cupboard and en-suite shower room.

EN-SUITE SHOWER ROOM

A modern suite comprising low level WC, wash hand basin and fully

tilled walk in shower cubicle. Heated towel rail, window with wood shutter to rear aspect.

LANDING

A spacious landing benefiting from natural light via a Velux window. Radiator and doors to all first floor rooms.

PRINCIPLE BEDROOM

A carpeted room with four windows offering countryside views. In addition to traditional bedroom space there is a recessed seating area. Two radiators and door to En-Suite shower room and dressing area.



EN SUITE BATHROOM / DRESSING AREA

A well proportioned fully tiled bathroom with a low level WC, wash hand basin, bath with shower attachment, heated towel rail and two windows with wooden shutters to the side aspect. The dressing area offers built in storage space for clothing and footwear.

BEDROOM TWO

A carpeted room with windows to front and rear aspects, radiator and door to en-suite shower room.

EN-SUITE SHOWER ROOM

A fully tiled suite comprising, low level WC, wash hand basin and walk in shower cubicle. Heated towel rail and window with wood shutter to side aspect.

BEDROOM THREE / OFFICE

A carpeted room with window to front aspect and radiator.

BATHROOM

A fully tiled modern white suite comprising:- low level WC, wash hand basin, bath with shower attachment, a radiator and window with wooden shutter to the rear aspect. An area of the bathroom has been cleverly designed to incorporate the housing of the washing machine and tumble dryer. Built in shelving allows for the storage of linden and towels.





and there is access to the garage from the rear. Driveway parking is provided to the front of the home in front of the garage.

EPC

Current: D

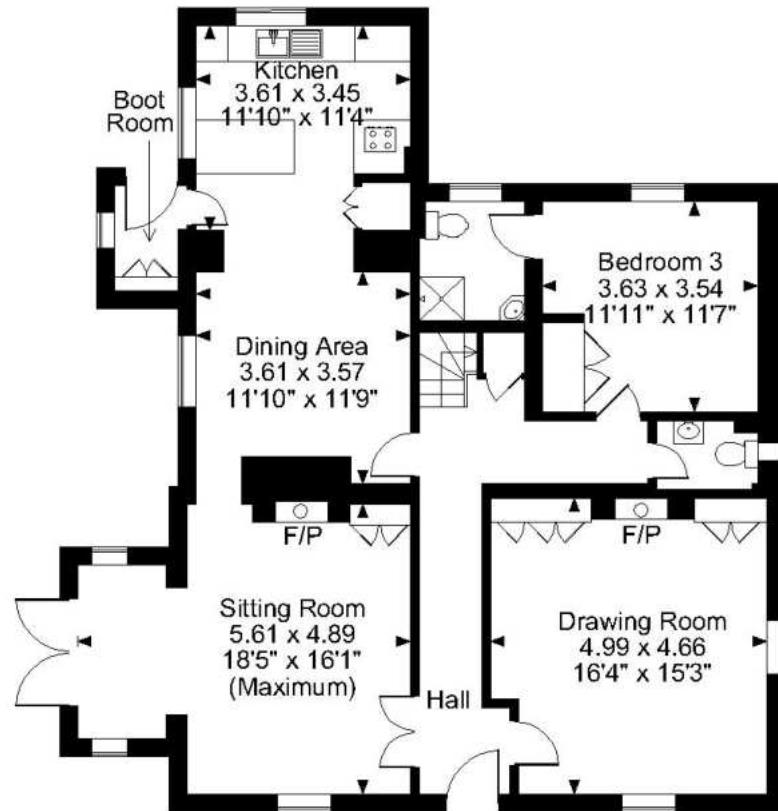
Potential: B

EXTERNAL

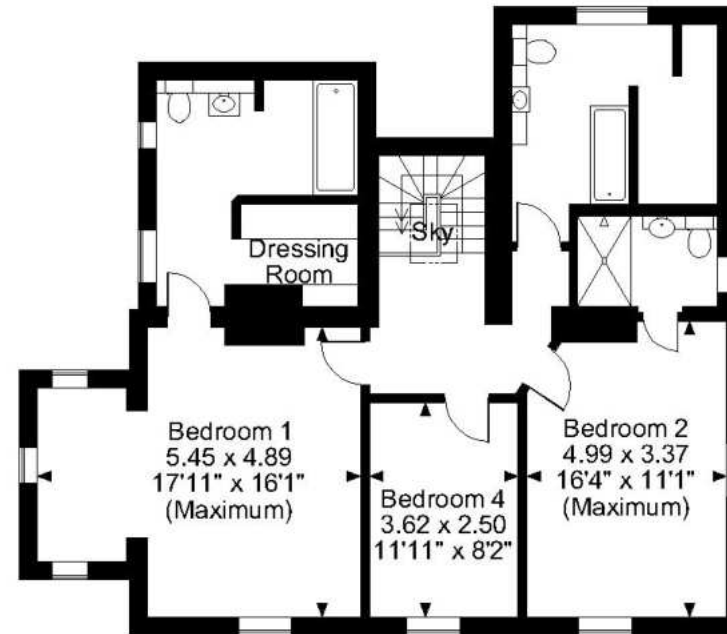
Externally the garden wraps from the rear around the side of the property and is enclosed with mature shrubbery. The garden has been well cared for, has an area laid to lawn and a raised bed with mature shrubs and bushes, A large wooden pergola sits on a paved base and provides cover for outside dining. A second paved area is accessed from the sitting room. A potting shed offers garden storage



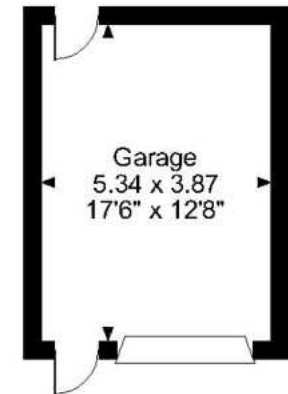
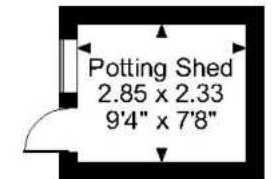
The Inn House, The Street Kelling, Holt, Norfolk



Ground Floor



First Floor

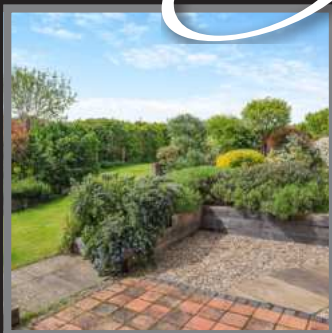


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The position & size of doors, windows, appliances and other features are approximate only.

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Select



Located in the popular North Norfolk village of Kelling, this spacious detached home dates from the nineteenth century. Until the 1960's it was the Kelling Arms, the village public house, but since has been a private residence. The present owners have extensively remodelled the property to a high specification throughout. The ground accommodation comprises sitting room, drawing room, kitchen/dining room, ground floor bedroom with an en-suite shower room, cloakroom and boot room. The first floor offers three bedrooms and a family bathroom that cleverly incorporates an area that houses the washing machine and tumble dryer. The principle bedroom has access to an en-suite bathroom and dressing area. The bathroom, shower rooms and cloakroom in the property have all been fitted with quality sanitary ware. An air source heat pump provides heating to the home and has underfloor heating to the ground floor. Externally the garden wraps from the rear around the side of the property and is enclosed with mature shrubbery. The garden has been well cared for, has an area laid to lawn and a raised bed with mature shrubs and bushes, A large wooden pergola sits on a paved base and provides cover for outside dining. A second paved area is accessed from the sitting room. A potting shed offers garden storage and there is access to the garage from the rear. Driveway parking is provided to the front of the home in front of the garage.

Viewing by appointment with our
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