



THE STORY OF
Bridge House
High Kelling, Norfolk

SOWERBYS



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Bridge House

High Kelling, Norfolk
NR25 6QT

Desirable High Kelling Location

Period Semi-Detached Cottage

Extended and Improved Throughout

Four Bedrooms and Three Bathrooms

Multiple Versatile Reception Rooms

Modern Kitchen with Dining Room

Utility Room with Garden Access

Two Self-Contained Income-Generating Cabins

Bar and Games Room Outbuildings

Generous Plot with Parking and
Rural Norfolk Views

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The ground floor provides a wonderful choice of reception spaces, including a cosy snug, a formal dining room set just off the modern kitchen, and a more open-plan reception area suited to entertaining or family life. To the rear, a practical utility room offers additional storage and direct access to the garden. The property also benefits from the addition of solar PV panels, enhancing its energy efficiency and long-term sustainability.

Upstairs, the property continues to impress with four generous bedrooms and three bathrooms, all enjoying wonderful far-reaching views across neighbouring farmland from almost every angle, giving the home a peaceful and scenic outlook.

A truly unique feature of Bridge House is the pair of log-cabin-style buildings set within the garden, both self-contained with their own bathrooms. These have been successfully run for many years as a B&B, generating income for the current owners, and could easily continue as an ongoing business or alternatively serve as studio spaces, guest accommodation, or versatile outbuildings. Two further garden structures - currently used as a bar and games room - add to the property's lifestyle appeal.

The plot itself is a standout feature, offering ample parking, mature planting, and impressive views in most directions. Altogether, this is a rare opportunity to acquire a characterful home with versatility, income potential, and a beautiful rural setting within Norfolk.



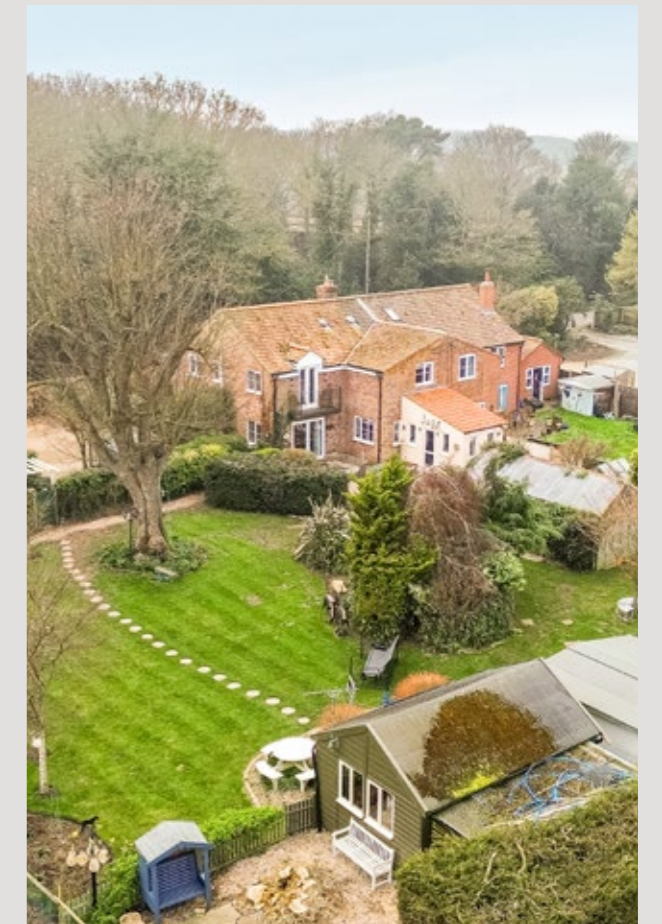
Versatile living with
space to relax, entertain
and unwind

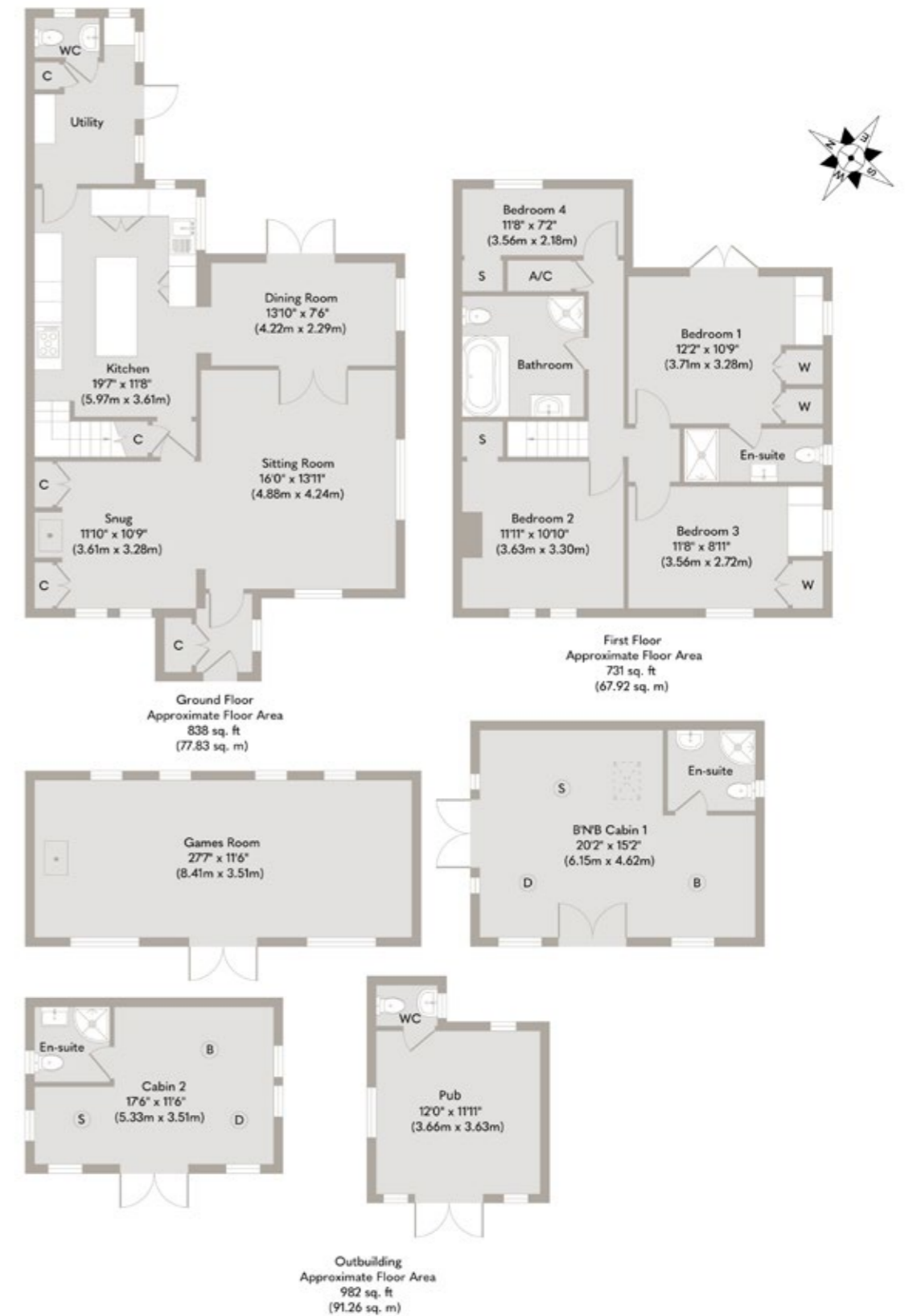






Generous gardens made
for gatherings and quiet
moments



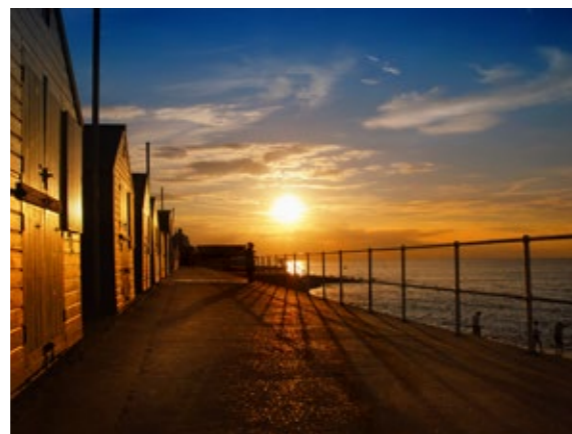


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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High Kelling

QUAINT VILLAGE WITH SCENIC VIEWS AND CHARMING COTTAGES.



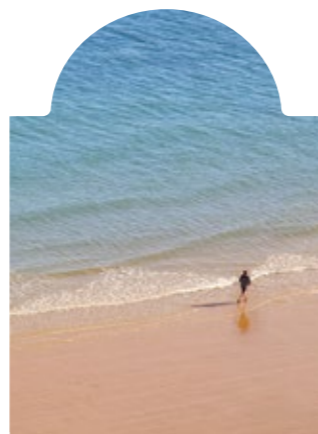
Driving through the pine forest-lined road as you arrive at High Kelling on a sunny day, you instinctively know you are close to the coast and there's a timelessness to this area that has been entertaining day-trippers and holidaymakers for decades. Less than two miles from Holt, the North Norfolk Railway steam train stops here and the 40s weekend sees the area come to life with visitors dressed in World War II outfits and vintage cars, as if the years have been rolled back.



The school has strong connections with Holt Rugby Club which sits on nine acres at High Kelling's Bridge Road, and a young players programme has nurtured local talent, most notably Ben Youngs, England's most-capped scrum-half of all time. Nearby, Voewood is an incredible Grade II listed, Arts and Crafts style house designed and built in the early 20th century in a unique 'butterfly' style with a central three-storey portion flanked by two, two-storey 'wings'. Restored by rare books dealer Simon Finch in 1998, the country house hosts weddings and events in its 11 acres, along with providing a base for his arts business.



Discover more of the area's history with a visit to nearby Felbrigg Hall, a Tudor estate and now a National Trust property, or further inland to Blickling Hall, a Jacobean estate which is believed to be the birthplace of Anne Boleyn. Past and present, High Kelling is a wonderful spot in this fascinating part of Norfolk.



Note from Sowerbys



“Far-reaching countryside views from almost every room”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating and LPG heating for an additional fire and hob. Drainage via septic tank. The property also benefits from solar PV panels.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0427-3059-9207-4486-5200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///songbird.secretly.mural

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SOWERBYS

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