



INTRODUCING

Fullerton

High Kelling, Norfolk

SOWERBYS



THE STORY OF

Fullerton

Warren Road, High Kelling, Holt
Norfolk, NR25 6QU

No Onward Chain

Quiet Edge-Of-Village Setting

Just One Mile from Holt and
the North Norfolk Coast

Spacious Detached Bungalow

Four Generous Bedrooms,
including Principal En-Suite

Open Fireplace and
Garden Room

19ft Kitchen/Dining Room

Enclosed Private Garden

Double Garage and
Ample Parking

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Occupying a peaceful position on the edge of one of North Norfolk's most desirable villages, this well-presented detached bungalow enjoys an enviable setting just a mile from the Georgian market town of Holt and the renowned North Norfolk coastline.

Offering generous, well-balanced accommodation throughout, the property is ideally suited to both family life and single-storey living. A spacious entrance hall welcomes you into the home, leading to a comfortable sitting room centred around an open fireplace, a light-filled garden room and an impressive 19ft kitchen/dining room, ideal for everyday living and entertaining. A separate utility room and cloakroom add further practicality.

The principal bedroom benefits from an en-suite shower room, while three further well-proportioned bedrooms are served by a family bathroom, providing flexible accommodation for family and guests alike.

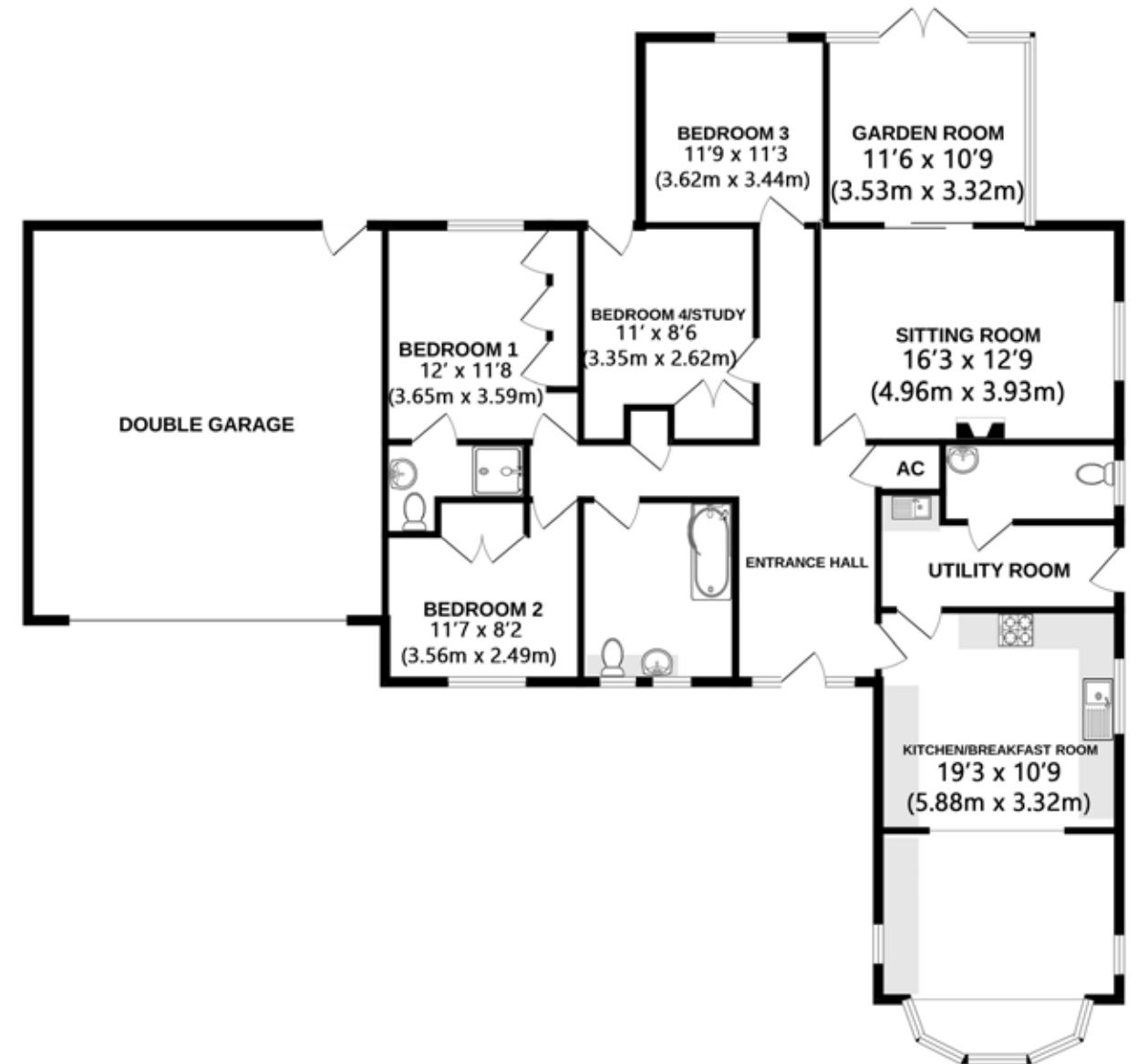
The property is further enhanced by gas-fired central heating and replacement UPVC double-glazed windows and doors. Outside, ample off-road parking leads to a double garage, while the private rear garden provides a wonderfully sunny and secluded space to relax and entertain throughout the seasons.

Offered with no onward chain, this is an excellent opportunity to secure a spacious home in an exceptional North Norfolk location, perfectly placed to enjoy both the coast and countryside.





GROUND FLOOR
1977 sq.ft. (183.6 sq.m.) approx.



FULLERTON, WARREN ROAD, HIGH KELLING NR25 6QU
TOTAL FLOOR AREA: 1977 sq.ft. (183.6 sq.m.) approx.



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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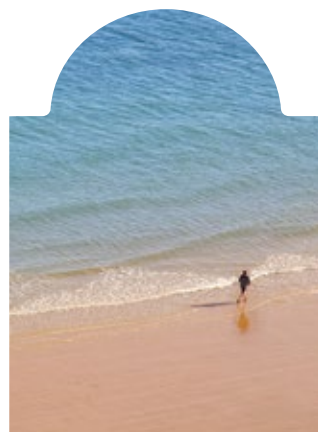
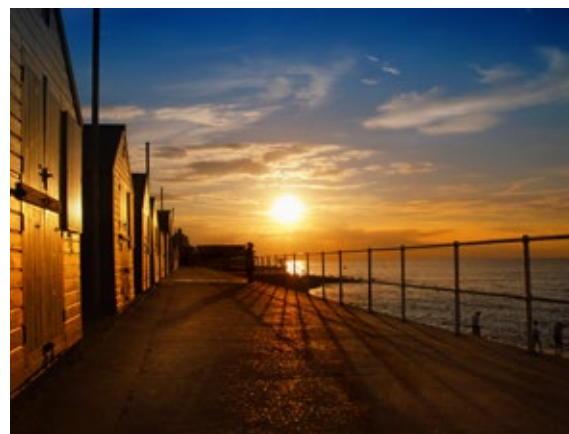
High Kelling

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



“Move straight in and start enjoying one of the county's most desirable settings.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9660-3049-9204-0435-4200.

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: ///unfocused.scooped.conquest

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SOWERBYS

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