



INTRODUCING

52 Pineheath
Road

Address, Norfolk

SOWERBYS

S

THE STORY OF

52 Pineheath Road

High Kelling, Norfolk
NR25 6RH

Detached 1950s Home

Plot of Approximately One
Third of an Acre (STMS)

Three Well-Proportioned
Bedroom

Two Generous Reception
Rooms Including a
Garden Room

Kitchen with Adjoining
Utility Room

Extensive Mature Gardens
with Patio Area

Garage and Generous
Shingle Driveway

Variety of Useful Outbuildings

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com

Dating back to the 1950s and occupying a generous plot of approximately one third of an acre (STS), this detached home presents an exciting opportunity for those looking to create a property tailored to their own tastes. Having been cherished over the years, it now offers enormous potential for modernisation whilst providing spacious accommodation and wonderful outside space.

Stepping inside, the home offers a welcoming entrance hall leading to a selection of versatile living spaces. The sitting room centres around an attractive red brick fireplace, creating a focal point for cosy evenings, whilst the adjoining garden room enjoys lovely views across the mature gardens and offers a peaceful place to relax throughout the seasons. The kitchen provides ample space for everyday dining and is complemented by a separate utility room, ensuring the practicalities of family life are kept neatly tucked away, alongside a useful cloakroom.

Upstairs, three well-proportioned bedrooms are served by the family bathroom, offering comfortable accommodation with plenty of scope to enhance and personalise. Whether you're looking for a forever family home or a rewarding renovation project, the layout provides an excellent foundation for future improvements.

Outside is where this property truly comes into its own. Approached through a traditional five-bar wooden gate, the shingle driveway provides generous parking and leads to the brick-built garage. The mature grounds extend to around one third of an acre (STS), with sweeping lawns, established trees and shrubs, patio seating areas and a variety of useful outbuildings creating a wonderful setting to enjoy. Enclosed by mature hedging, the gardens offer both privacy and endless possibilities, whether for keen gardeners, growing families or those dreaming of extending the property, subject to the necessary consents.



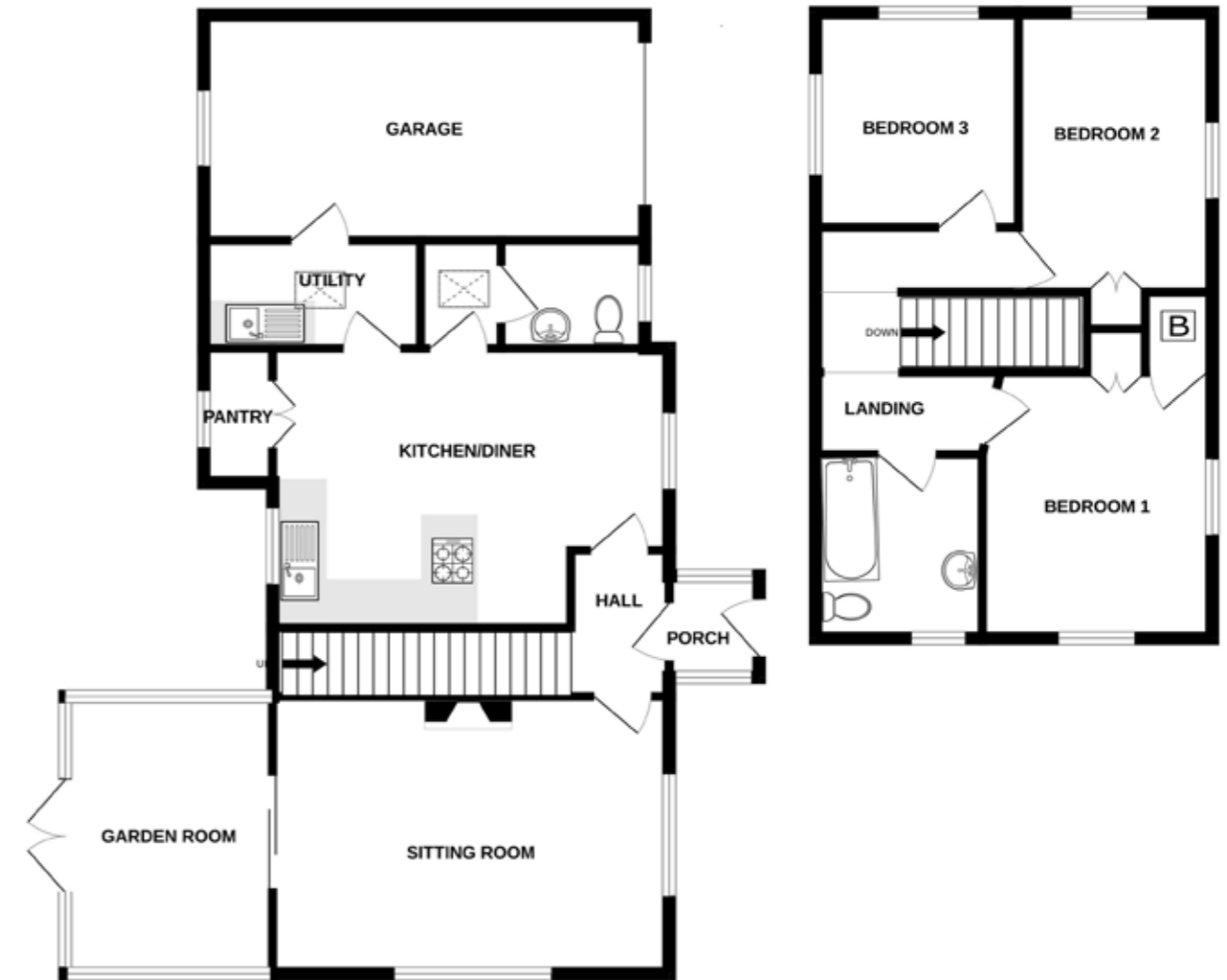
Having been cherished over the years, it now offers potential for modernisation whilst providing spacious accommodation.





GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.

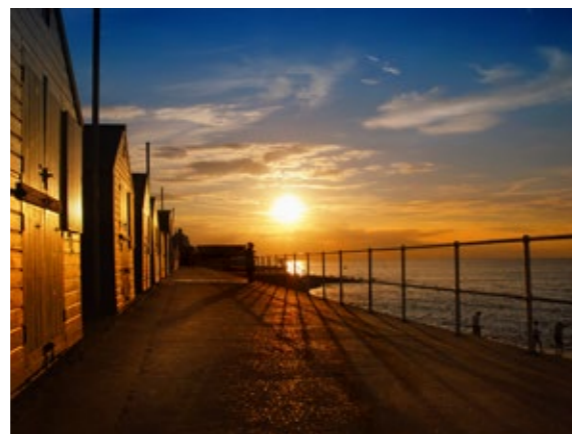


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



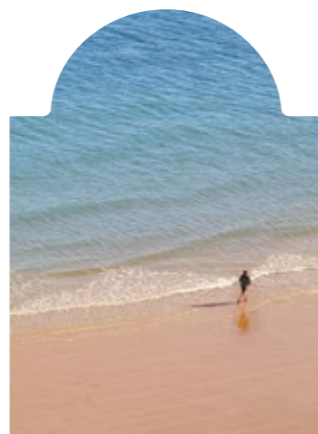
Driving through the pine forest-lined road as you arrive at High Kelling on a sunny day, you instinctively know you are close to the coast and there's a timelessness to this area that has been entertaining day-trippers and holidaymakers for decades. Less than two miles from Holt, the North Norfolk Railway 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



*The mature grounds extend to around one third of an acre (STMS)”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0300-2576-6510-2025-6565

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: ///flat.dunes.pheasants

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

