



52 Pineheath Road, High Kelling

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Independent Estate Agents  
**Pointens**





**52 Pineheath Road, High Kelling**

**Norfolk NR25 6RH**

North Norfolk Heritage Coast 2 miles,

Holt 1 mile, Norwich 20 miles

A detached house pleasantly situated in grounds extending to about a 1/3 of an acre (STS). High Kelling is a popular wooded village in an area of outstanding natural beauty. It has extensive permissive path ways leading to North Norfolk heritage coastline.

**GUIDE PRICE £480,000**



## PROPERTY

The property offered for sale is a detached house that was originally constructed in the 1950's and is situated on a generous plot of around one third of an acre (STS). Now in need of some updating the property presently has accommodation which comprises of an entrance porch, entrance hall, sitting room with red brick fireplace and a garden room. A kitchen/diner, utility room, lobby and cloakroom. On the first floor a landing leads to three bedrooms and a family bathroom. The property also enjoys the benefit of uPVC sealed unit double glazed windows and gas fired central heating. Outside the property is approached through a wooden five bar gate which leads to a shingle parking area and this in turn leads to a garage. The extensive grounds of around 1/3 of an acre (STS) have a mixture of lawn, patio areas, mature shrubs and trees, and outside buildings.

## LOCATION

High Kelling is a small, part wooded village. Amenities include a village shop and the Poppy Line steam railway station. Around 1½ miles away is the Georgian market town of Holt. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

## DIRECTIONS

.Leave Holt via the old Cromer Road. Proceed past Gresham's Schools and upon reaching the T junction with the Holt by-pass turn left to High Kelling. Upon entering the trees continue for around ½ mile before turning left into Avenue Road. At the T junction turn right and No52 will be found on the left hand side.

## ACCOMMODATION

The accommodation comprises:

uPVC Front Door leading to:

### Entrance Porch

Double doors leading to:

### Entrance Hall

Staircase to the first floor

### Sitting Room (17' x 11'10)(treble aspect)

Red brick fireplace, fitted shelving, television point, shelved recess, radiator, uPVC sliding doors leading to:

### Garden Room (12'2 x 8'9)

Radiator, double doors leading to the rear garden

### Kitchen/Diner (17'x 12'3)(double aspect)

Range of fitted base units with working surfaces over, fitted electric oven, gas surface hob, single drainer sink with mixer tap, tiled splash-backs, range of matching wall units, radiator, walk-in shelved pantry, tiled floor,

### Utility Room (9'6 x 4'8)

Base unit with inset single drainer sink, plumbing for automatic washing machine, fitted wall cupboards, radiator, door to rear garden

### Inner Lobby

Coat pegs,

### Cloakroom

WC, pedestal wash basin, radiator.

## First floor landing

Radiator,

## Bedroom One (11'10 x 10'5)(double aspect)

Radiator, fitted cupboard, cupboard housing Worcester Bosch gas fired boiler for central heating and domestic hot water.

## Bedroom Two (12' x 7'4)(double aspect)

Radiator, fitted cupboard, fitted bedroom furniture,

## Bedroom Three (9'3 x 7'10)

Radiator, telephone point,

## Bathroom

Panelled bath with shower over, WC, pedestal wash basin, radiator, electric shaving point,

## Curtilage

The property is approached through a wooden five bar gate, which in turn leads to a shingle parking area to the front of the property. The property also has a brick built garage (20'x9'10) with an up and over door, electric power and light, and a personnel door. The majority of the garden is to the rear of the property and has a mixture of lawned areas, patio, various mature inset trees and a shrubs and variety of outbuildings. The plot is enclosed by mature hedging and extends to around 1/3 of an acre( STS).

See all our properties at:



## General Information

**Tenure:** Freehold.

**Council Tax Band:** D (2023/24—£2142.02)

**Services:** All mains services are connected.

**Local Authority:** North Norfolk District Council Tel: 01263 513811.

**Viewing:** Strictly via the sole agent, Pointens Estate Agents, Tel: 01263 711880.

**Energy Performance Certificate:** TBC

**Ref No:** H313424

## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

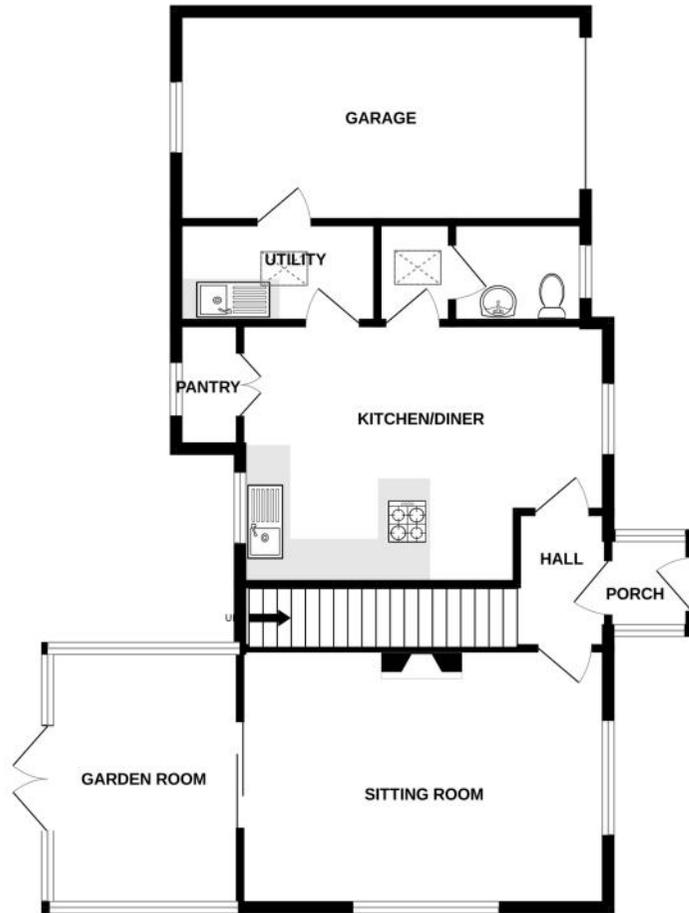
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

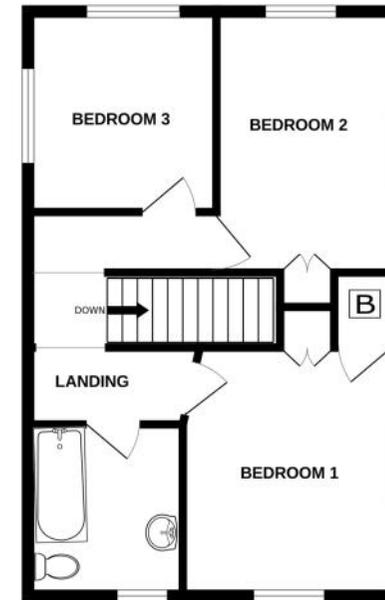
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GROUND FLOOR  
891 sq.ft. (82.8 sq.m.) approx.



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



52 PINEHEATH ROAD, HIGH KELLING, NORFOLK NR25 6RH

TOTAL FLOOR AREA: 1362 sq.ft. (126.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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