

THE STORY OF

Magic Lantern

Kelling, Norfolk

SOWERBYS

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Magic Lantern

The Street, Kelling, Norfolk
NR25 7EL

A Unique and Highly Individual Character Residence

Set Within Desirable Coastal Village of Kelling

Three Bedrooms Arranged over the First Floor

Generous Sitting Room with Exposed Timber Beams

Feature Fireplace with Wood-Burning Stove

Separate Dining Room with Impressive Fireplace

Characterful Kitchen with Scope for Modernisation

Ground Floor Bathroom

Mature and Established Garden

Off-Street Parking and Exciting Potential to Create a Bespoke Home

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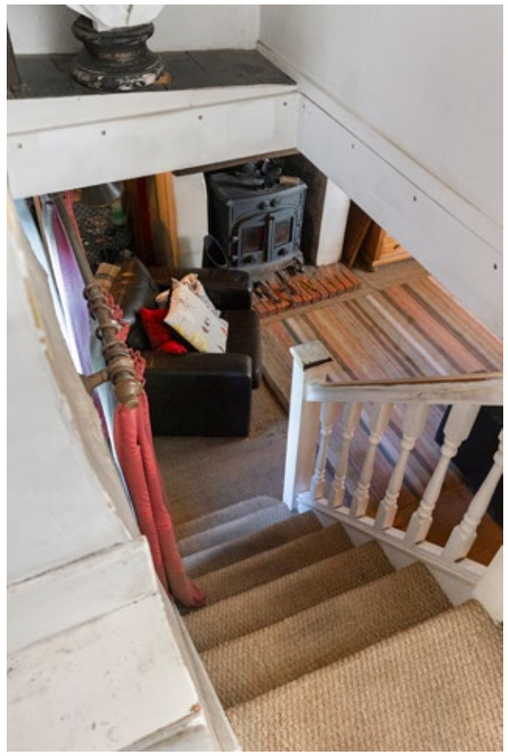
Full of charm, personality and wonderfully individual character, The Magic Lantern is a rather special and delightfully quirky residence, occupying an appealing position within the desirable coastal village of Kelling.

Rich in character and individuality, the property offers an eclectic blend of traditional features, interesting architectural details and charming period touches. Exposed timber beams, characterful brick and flint detailing, attractive fireplaces and inviting, well-proportioned reception spaces all contribute to its distinctive appeal. Whilst the property would now benefit from a degree of modernisation, it presents an exciting opportunity for a new owner to create something truly bespoke. There is enormous scope to reimagine the accommodation, enhance its existing features and introduce a more contemporary interpretation, whilst retaining the wonderful character and charm.

The ground floor provides a particularly welcoming arrangement, with a generous sitting room featuring exposed ceiling beams and a wood-burning stove. A separate dining room offers an equally characterful space, with an impressive fireplace and an abundance of charm, whilst the kitchen provides scope for a future improvement. A ground floor bathroom completes the accommodation on this level. To the first floor are three bedrooms, each offering its own individual character and providing flexible accommodation.

Outside, the property enjoys a mature garden, offering a pleasant degree of greenery, established planting and a peaceful setting in which to relax and enjoy the surroundings. Off-street parking is an additional and valuable feature.

The Magic Lantern is a home with individuality in abundance – a rare opportunity to acquire a property with genuine character, enormous potential and the chance to create a truly unique home in one of North Norfolk's most appealing coastal villages.







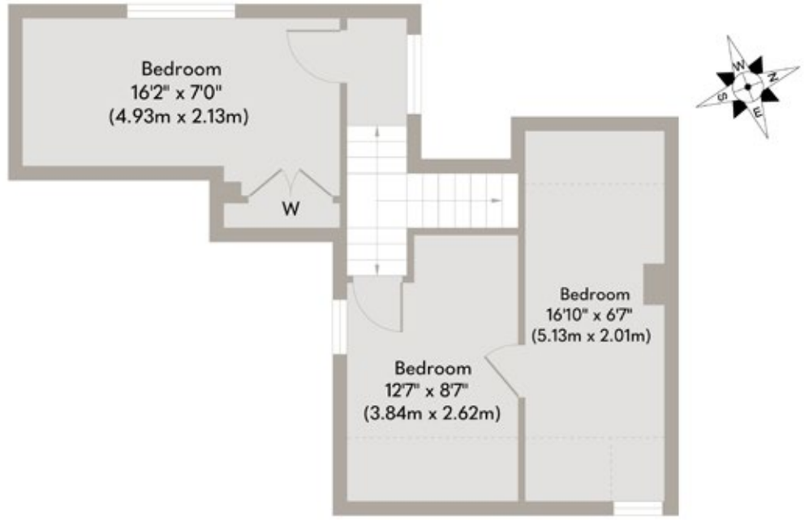




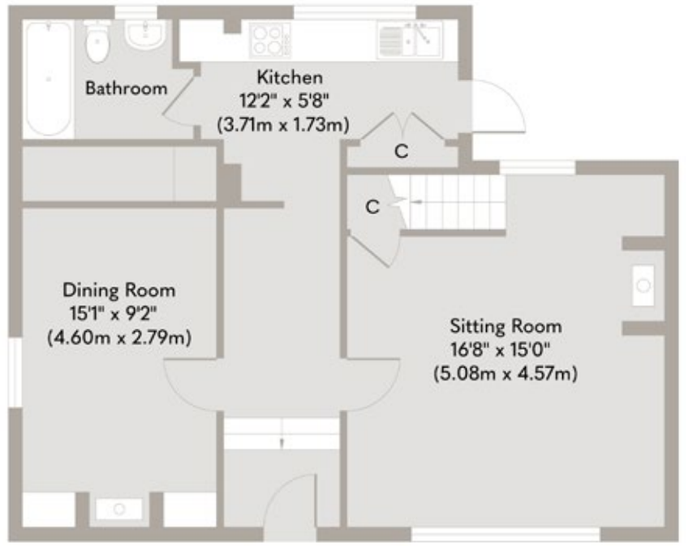








First Floor
Approximate Floor Area
391 sq. ft
(36.30 sq. m)



Ground Floor
Approximate Floor Area
657 sq. ft
(60.99 sq. m)

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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Kelling

CHARMING COASTAL VILLAGE AND NORTH NORFOLK HERITAGE

Also known as Lower Kelling, Kelling is a charming coastal village situated within the Norfolk Coast National Landscape (formerly the Norfolk Coast Area of Outstanding Natural Beauty) and the North Norfolk Heritage Coast. The village has a historic reading room, now operating as a tea room, bookshop and gallery, and there is a Victorian primary school on the coastal side of the A149.

Kelling is approximately 2.5 miles from the Georgian market town of Holt, which offers a wide range of amenities including cafés, galleries, antique and curio shops, delicatessens, banks and independent retailers, together with the renowned Gresham's School, founded in 1555. The well-known birdwatching destinations of Salthouse and Cley-next-the-Sea are close by, as are Kelling Heath and Salthouse Heath, both offering extensive walking routes, nature trails and far-reaching coastal views. Kelling itself lies around 1 kilometre from the coast and the Norfolk Coast Path, accessed via a bridleway/public path.

The cathedral city of Norwich is approximately 28 miles away and provides direct rail services to London Liverpool Street. Norwich Airport also offers convenient connections via Amsterdam Schiphol to a wide range of international destinations.









Note from Sowerbys



"Country charm, coastal living and endless potential."

SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///eyepieces.spin.means

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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