



INTRODUCING

Warborough House West

Kelling, Norfolk

SOWERBYS



THE STORY OF

Warborough House West

Reading Room Loke, Kelling,
Norfolk, NR25 7EL

Offered with No Onward Chain

Spacious Semi-Detached
Edwardian Home

High Ceilings and Period
Character Throughout

Peaceful Position in a Desirable
North Norfolk Coastal Village

Three Bedrooms / Flexible
Study or Guest Bedroom

Bathroom And Separate
Shower Room

Generous Sitting Room
with Open Fireplace

Ample Off-Road Parking
for Several Vehicles

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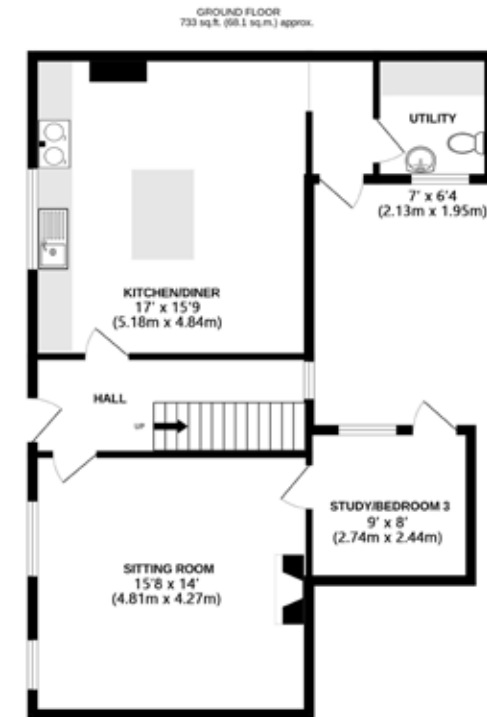
Occupying a wonderfully peaceful position close to the heart of this desirable North Norfolk coastal village, this substantial semi-detached Edwardian home offers generous and beautifully proportioned accommodation extending to approximately 1,300 sq. ft. (STMS) Perfectly placed for access to Weybourne Beach, the property presents a great opportunity to enjoy coastal living in one of the area's most desirable settings.

Rich in period character, the house retains many hallmarks of its Edwardian origins, including high ceilings and impressively spacious rooms throughout. The accommodation is arranged around a welcoming entrance hall and includes a comfortable sitting room centred around an open fireplace, a large kitchen/dining room ideal for everyday family life and entertaining alike, a cloakroom/utility room and a versatile study or third bedroom.

Upstairs, the first floor landing leads to two generous double bedrooms together with both a family bathroom and separate shower room. The property further benefits from oil-fired central heating alongside a number of UPVC double glazed windows and doors.

Outside, the property is approached via ample off-road parking for several vehicles. The gardens are principally laid to lawn with established flower and shrub borders, alongside a paved terrace perfectly suited to outdoor dining and enjoying the peaceful surroundings. The property is offered to the market with no onward chain.





WARBOROUGH HOUSE WEST, READING ROOM LOKE, KELLING NR25 7EL
TOTAL FLOOR AREA: 1321 sq.ft. (122.7 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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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 Salhouse and Cley-next-the-Sea are close by, as are Kelling Heath and Salhouse 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



“Beautifully evocative of its Edwardian heritage, the home showcases a wealth of period character and charm throughout.”



SERVICES CONNECTED

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

COUNCIL TAX

Council Tax is not required for this property due to it being a holiday let.

ENERGY EFFICIENCY RATING

E. Ref:- 7035-5420-3109-0836-0202.

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: ///soups.hopes.herbs

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SOWERBYS

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