



THE STORY OF

9 Templewood Lane

High Kelling, Norfolk

SOWERBYS

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THE STORY OF
9 Templewood
Lane
High Kelling, Norfolk
NR25 6QR

Beautifully Presented Three-
Bedroom Semi-Detached Home

Quiet and Envable Position,
Set Back from the Road

Spacious Sitting Room Filled with Natural Light

Modern Open-Plan Kitchen and Dining Room

Bright Conservatory Overlooking the Rear Garden

Welcoming Entrance Hall with
Ground Floor Cloakroom

Three Well-Proportioned Bedrooms
and a Family Bathroom

Generous Enclosed Rear Garden, Ideal
for Families and Entertaining

Detached Garage with Off-Road
Parking for Three to Four Vehicles

Desirable High Kelling Location, Close
to Holt and the North Norfolk Coast

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Designed with comfortable living in mind, the property is entered via a welcoming central entrance hall, complete with a convenient ground floor cloakroom. The generous sitting room provides an inviting space to relax, while the well-appointed open-plan kitchen and dining room creates the perfect hub for everyday living and entertaining. Finished with a range of contemporary units and ample workspace, this sociable room flows effortlessly through the house. The conservatory, through the reception room, enjoys delightful views over the rear garden and provides additional reception space throughout the year.

The first floor offers three well-proportioned bedrooms, all served by a stylish family bathroom, providing comfortable accommodation for families, couples or those looking to work from home.



Outside, the generous rear garden offers an excellent space for gardening enthusiasts or outdoor entertaining. Beyond the garden, a detached garage, currently being used as a home office, and extensive off-road parking for three to four vehicles provide excellent practicality and convenience.

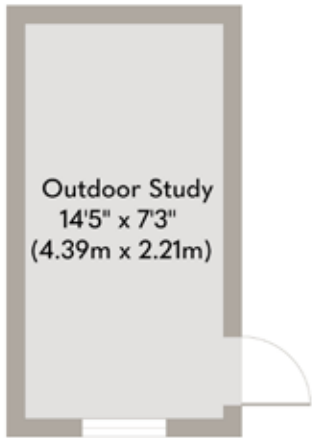
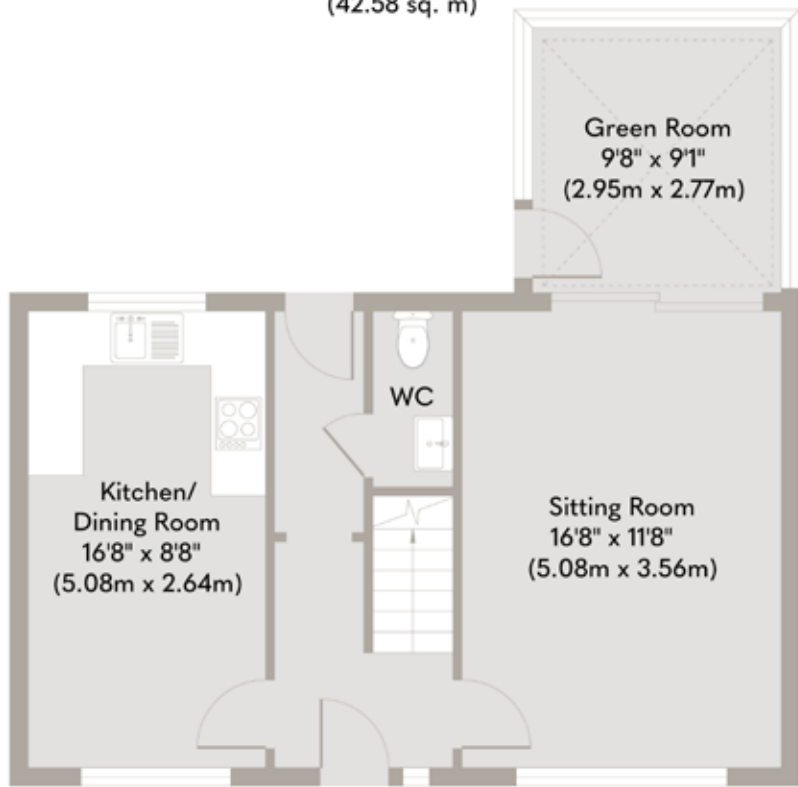
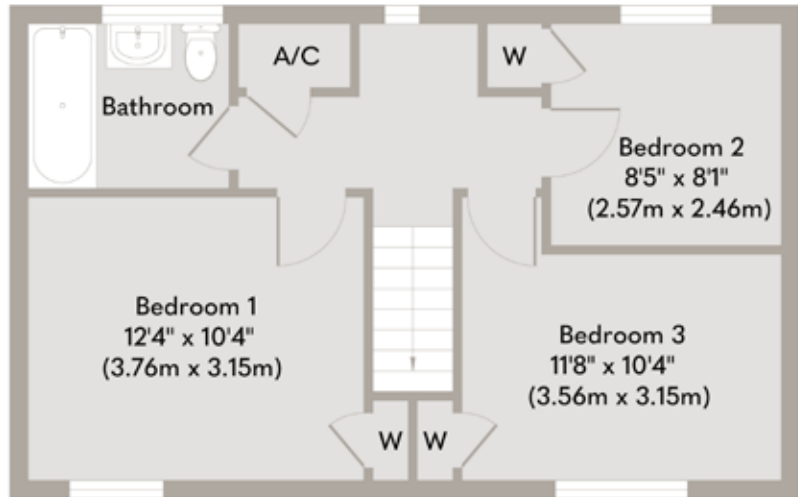
Situated in the highly desirable village of High Kelling, renowned for its woodland walks, peaceful setting and proximity to the Georgian market town of Holt and the stunning North Norfolk coastline, this superb home combines a tranquil village lifestyle with easy access to a wealth of local amenities. Beautifully presented throughout and ready to move straight into, it represents an excellent opportunity for a wide range of buyers.





Just a short walk to
Holt's shops and set in
a wonderfully quiet and
peaceful location.





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 the Vendor



"The living room is our favourite spot, as it enjoys both the front and back views, making it a bright and relaxing space."



SERVICES CONNECTED

Mains water, electricity and drainage. Oil central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref - 5107-5427-1000-1825-3296

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: ///glares.undertook.producers

AGENTS NOTE

The property is subject to an NHS Trust covenant relating to future extensions. Further details are available on request.

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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