



THE OLD COACH HOUSE

Holt Road, Kelling, NR25 7EW
Guide Price £850,000

BROWN & CO



THE OLD COACH HOUSE

Holt Road, Kelling, Norfolk, NR25 7EW

DESCRIPTION

The Old Coach House is a beautifully presented former coach house occupying an enviable position within the picturesque village of Kelling, one of North Norfolk's most sought-after coastal locations. Tucked away on Holt Road and forming part of the historic Kelling Hall estate, the property enjoys a wonderful blend of period character, privacy and idyllic countryside surroundings.

Offering exceptionally versatile accommodation, the property has been thoughtfully arranged to provide an elegant balance of formal entertaining spaces and comfortable everyday living. The ground floor comprises two reception rooms, a well-appointed kitchen/breakfast room with adjoining utility room, three double bedrooms and three bathrooms.

The first floor is a particular highlight, where a magnificent open-plan sitting room occupies much of the upper level. Bathed in natural light and featuring impressive proportions, this superb living space provides an ideal setting for both entertaining and relaxation, while an adjoining study/bedroom offers a peaceful retreat for home working, reading or creative pursuits. There are various outbuildings situated within the mature grounds which could be used for a variety of purposes (stpp).

Combining the character and heritage of a historic coach house with the tranquility of its rural setting, The Old Coach House offers a rare opportunity to acquire a distinctive home in one of North Norfolk's most desirable villages. Surrounded by the area's celebrated coastline, expansive countryside and exceptional walking, the property perfectly balances timeless character with modern family living in an outstanding setting.

LOCATION

Kelling is a small, peaceful village on the North Norfolk coast, close to the Georgian town of Holt. Set within the protected Norfolk Coast landscape, it is known for its traditional flint cottages, quiet rural character, and attractive natural surroundings.

Surrounded by heathland and open countryside, Kelling is popular with walkers, birdwatchers, and nature lovers. Nearby Kelling Heath is renowned for its wildlife, scenic walking trails, and dark skies, while the shingle beach is just a short walk from the village. Historic features include the medieval St Mary's Church and the former village reading room, now home to a bookshop, gallery, and tearoom.



SPECIFICATION

- Detached Brick & Flint Residence
- Popular Village Location
- Mature Garden Grounds of 0.6 Acres (stms)
- Garages & Ample Off Road Parking
- Outbuildings
- A Wealth of Character Features
- Exposed Beams & Feature Fireplaces
- Three Reception Rooms
- Three/Four Bedrooms
- Three Bathrooms
- Kitchen/Breakfast Room
- Utility Room
- Extremely Flexible Accommodation
- Would Benefit from Modernisation
- No Onward Chain

GENERAL REMARKS & STIPULATIONS

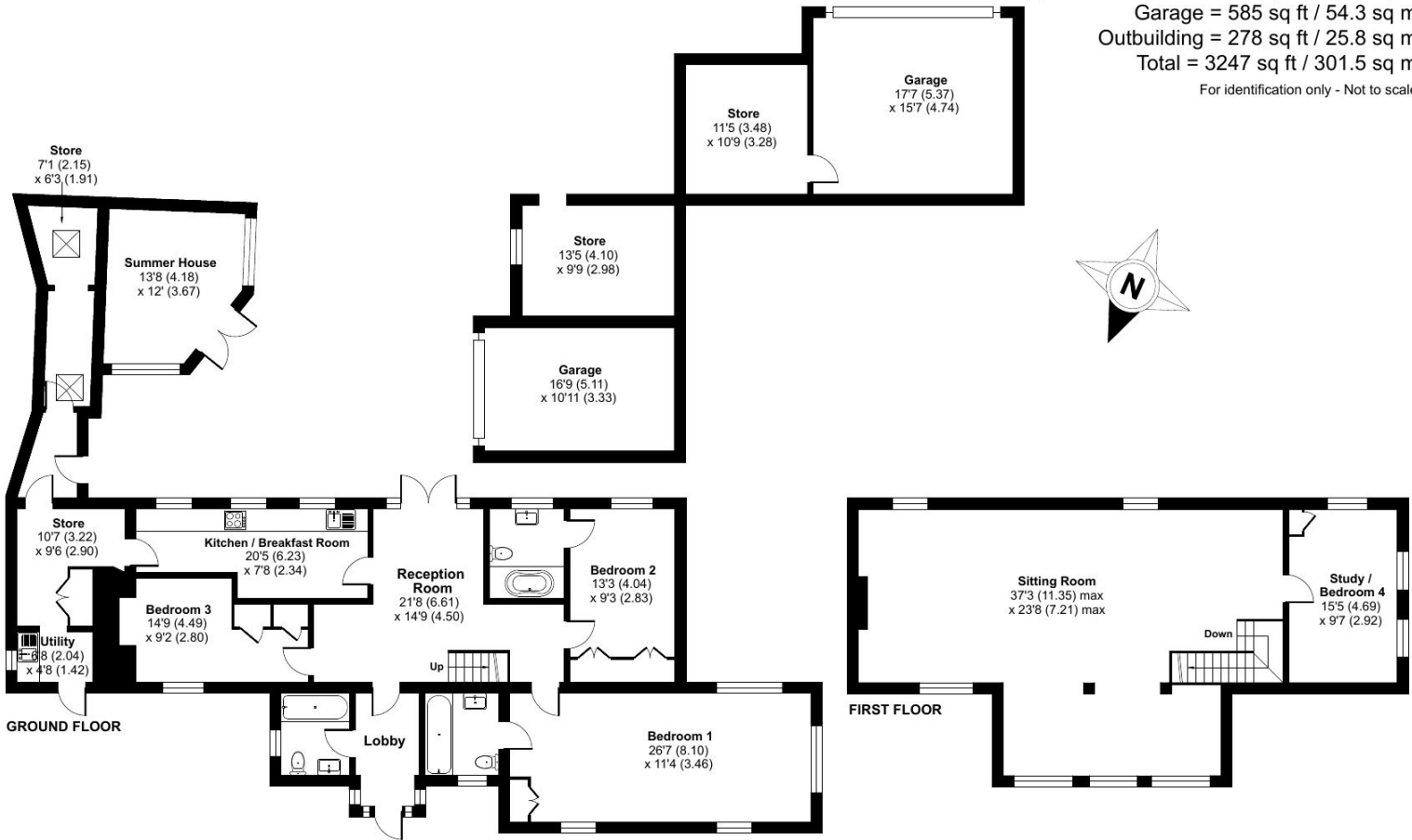
Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





Holt Road, Kelling, Holt, NR25

Approximate Area = 2384 sq ft / 221.4 sq m
Garage = 585 sq ft / 54.3 sq m
Outbuilding = 278 sq ft / 25.8 sq m
Total = 3247 sq ft / 301.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhcom 2026. Produced for Brown & Co. REF: 1477972

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	38 F	
1-20	G		

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