

PRICE GUIDE

£450,000

Pineheath Road, High Kelling, Holt, NR25 6RH

Arnolds | Keys









THE PROPERTY

47 Pineheath Road, High Kelling, Holt, NR25 6RH

Offered with no onward chain is this individual detached dwelling standing in a generous plot in this highly favoured location. The property does require some updating but offers great potential to create a comfortable home in this attractive sylvan setting.

High Kelling lies just two miles from the poplar Georgian Market Town of Holt with its renowned selection of boutique shops and restaurants whilst the Coast at Sheringham is just five miles distant.

This property represents an excellent opportunity to provide a comfortable home in a sylvan setting for those willing to undertake some improvements works.

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THE DETAILS

Property Details

ENTRANCE PORCH CANOPY
Part glazed UPVC entrance door opening to:

RECEPTION HALL
Radiator, turning staircase to first floor, built in store cupboard.

SEPARATE W.C.
Radiator, close coupled w.c., window to side aspect.

SHOWER ROOM
Recently re-fitted with a level entry shower enclosure with mixer shower attachment, pedestal wash basin, mirrored wall cabinet, heated towel rail, window to side aspect.

LOUNGE
A light room with aspects front and rear including French doors to rear garden. Stone fireplace and hearth with gas fire and back boiler providing central heating and domestic hot water, provision for TV, radiator.

KITCHEN/BREAKFAST ROOM
A beautifully proportioned room with window and part glazed door to rear and second aspect to the side. Radiator, comprehensive range of oak faced base and wall cabinets with tiled worksurfaces and splashbacks, inset sink unit, inset gas hob, built in electric double oven, provision for washing machine, space for under-counter refrigerator.

FIRST FLOOR

LANDING
Window on half landing to front aspect.

BEDROOM 1
Window to side aspect, radiator, two fitted wardrobe cupboards, two eaves storage cupboards.

BEDROOM 2
Radiator, window to side aspect, two eaves store cupboards.

BEDROOM 3
Radiator, window to rear aspect, fitted wardrobe cupboard and overhead storage cupboard.

OUTSIDE
To the side of the property is a brick built GARAGE: With up and over door and personal side door. At the rear of the property is a timber GARDEN SHED.

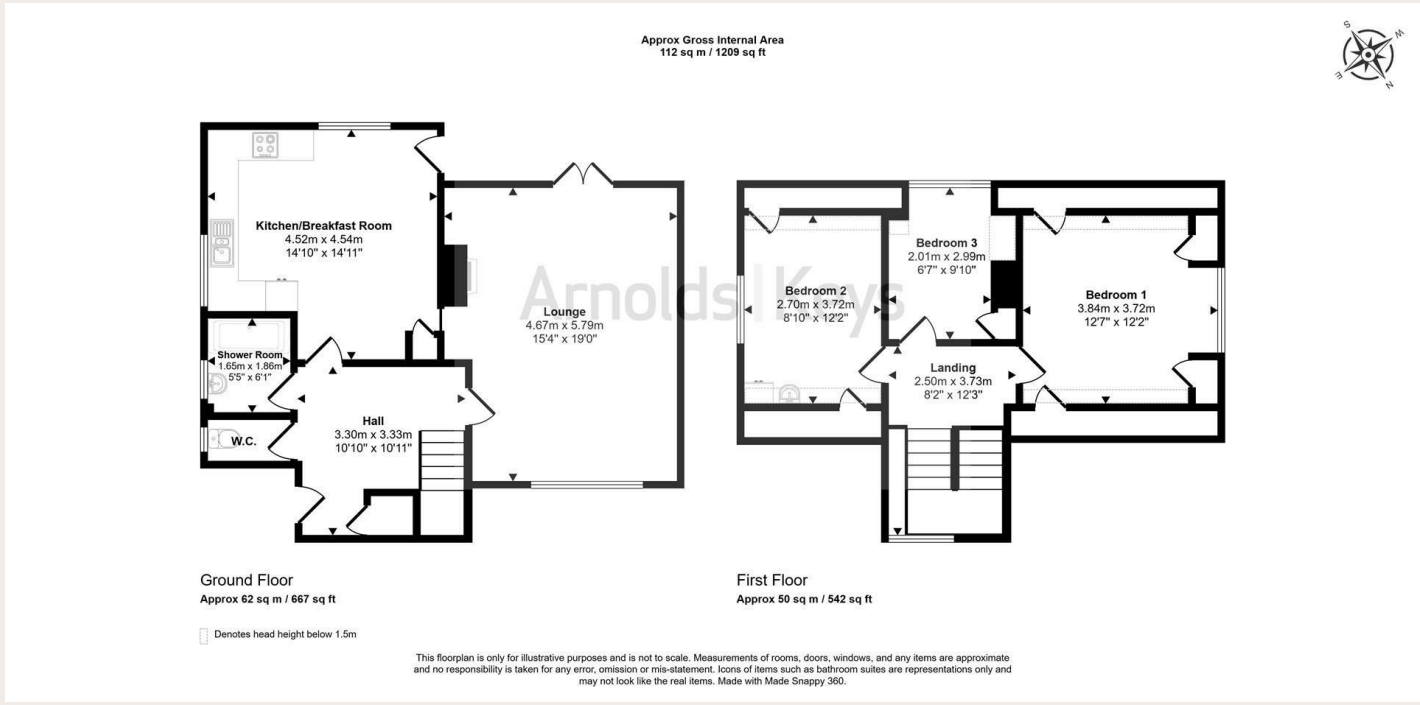
GARDENS
The property stands towards the front of a generous plot and a driveway leads to the garage and offers additional off road parking. A side access leads to the rear garden which is level, fully enclosed and mostly lawned with established planting to the borders.

AGENTS NOTE
The property is freehold, has all mains services connected and has a Council Tax Rating of Band D



Location

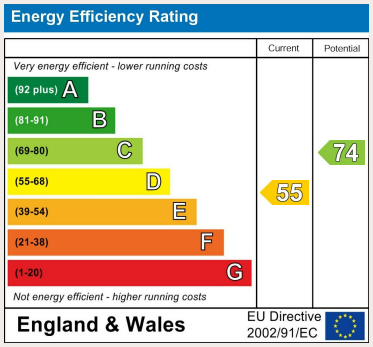
High Kelling is a picturesque village in North Norfolk, England, surrounded by woodland and rolling countryside. It is known for its quiet, rural character, attractive houses, and proximity to the coastal town of Holt. The village lies within the Norfolk Coast Area of Outstanding Natural Beauty, making it a popular area for walking and enjoying nature. High Kelling also has a strong connection with the North Norfolk Railway, which runs nearby.











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