



S



THE STORY OF

59 Pineheath Road

High Kelling, Norfolk

SOWERBYS



THE STORY OF

59 Pineheath Road

High Kelling, Holt, Norfolk
NR25 6RH

Substantial Detached Bungalow

Almost 1.25 Acres (STMS)

Highly Peaceful Village Setting

Three Generous Bedrooms

Large Dual-Aspect Sitting Room

French Doors Opening onto the Garden

Kitchen/Breakfast Room

Integral Garage

Mature Gardens and Partially Wooded Grounds

Potential for Further Development (STPP)

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Set amongst mature gardens, woodland and an abundance of nature, this spacious three-bedroom bungalow offers generous accommodation together with an unusually large and private plot.

The accommodation comprises three good-sized bedrooms, a family bathroom, a large dual-aspect sitting room with French doors opening onto the garden, and a kitchen/breakfast room. The property also benefits from an integral garage.

The grounds are undoubtedly one of the property's standout features, extending to approximately 1.25 acres. Formal gardens surround the bungalow before giving way to areas of mature planting and woodland, creating a wonderfully private and tranquil environment. There has previously been exploration into the potential for additional dwellings within the grounds, subject to planning permission.

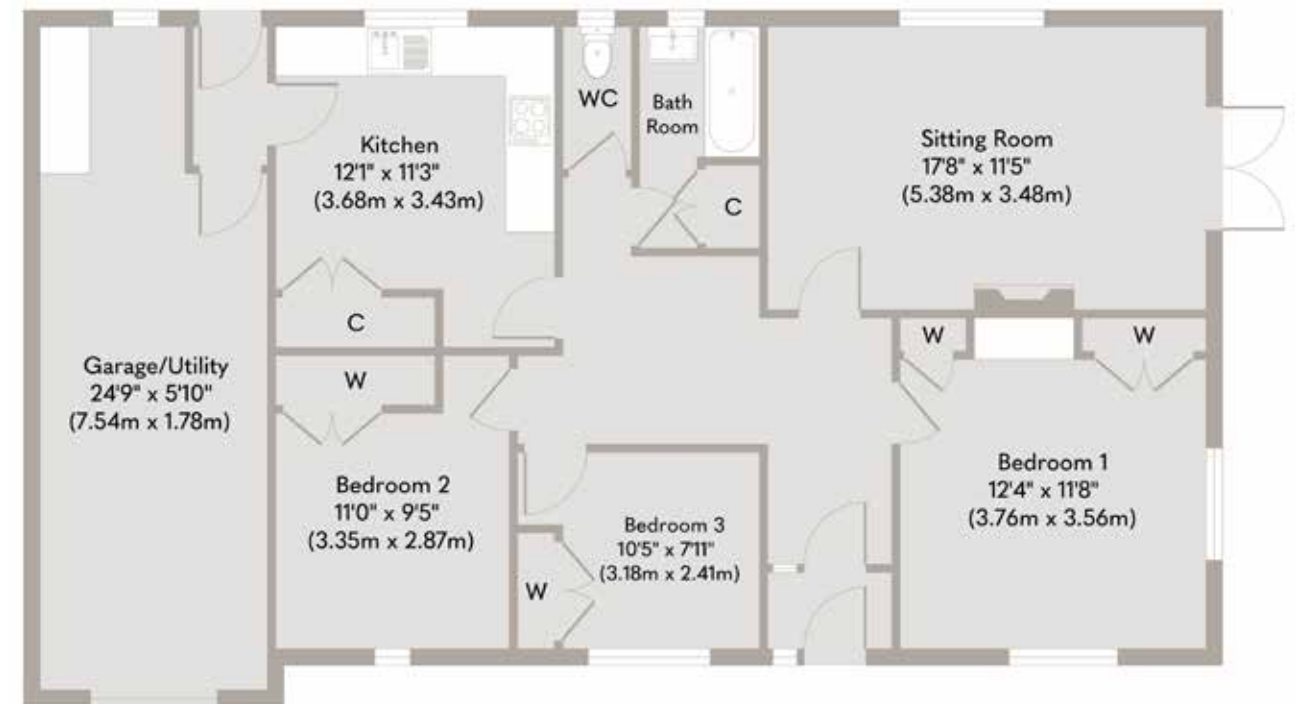
Having been in the same ownership for almost 50 years, the bungalow was originally built by the current owners with their later years in mind. The peace and quiet, together with the surrounding wildlife and countryside, have been a much-loved feature of living here.

The property also enjoys excellent access to the surrounding countryside, with a footpath from the rear leading across the fields and into Bodham Woods, whilst a further route from the road leads towards Selbrigg Pond.



The bedrooms are all really generous in size, which gives the bungalow a lovely sense of space and makes it very comfortable for everyday living.





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.

Copyright V360 Ltd 2026 | www.houseviz.com

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 Sowerbys



"The gardens are wonderfully private, with mature planting, woodland and an abundance of wildlife. There is always something to enjoy."



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref: - 0883-3066-2201-7356-1200

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: ///mediate.dwarf.vented

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

