



THE STORY OF

Cedar Lodge

High Kelling, Norfolk

SOWERBYS



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Cedar Lodge

5 Avenue Road, High Kelling, Norfolk
NR25 6TD



Stunning Detached Home in Desirable Location

Spacious and Flowing Living Accommodation
Extending to Over 2,100 Sq. Ft.

Generous Lounge, Snug and Study

Three Bedrooms and Three Bathrooms

Superb Kitchen and Separate Utility Room

Wonderful Garden Room Extension
Opening to the Garden

Mature Wrap-Around Grounds of 0.75 Acre (STMS)

Garage, Carport and Wood Store



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“...the perfect balance of stylish, modern living.”

An exceptional contemporary residence, Cedar Lodge has been expertly designed and meticulously created to provide the perfect balance of stylish, modern living set within glorious and sprawling private grounds. An extensive and precise renovation project, involving an innovative and dramatic extension, has resulted in a 21st Century home which connects seamlessly with its own private idyllic surroundings.

At every glance this wonderful home delivers architectural treats that blend perfectly with stylish interior design,

exceptional entertaining space and indulgent bedrooms which are set over both floors. Vibrant and exciting living space is framed and enhanced by glorious landscaping that wraps around the entire property.

Set over two floors but with the emphasis on lateral, ground floor space, this unique home extends to over 2,100 sq. ft. With exceptional spatial design Cedar Lodge embraces modern, social living yet provides intimate, cosy areas and essential, practical space to satisfy everyday life.







On entering the central entrance hall you instantly start to appreciate the modern yet stylish palette this fine home commands. Off the hall a principal ground floor bedroom provides versatile space and is served by a luxurious en-suite. Towards the end of the hall a spacious lounge enjoys views over a courtyard area and provides the perfect formal entertaining space. Off the lounge is a dual aspect study/home office with views towards the entrance of the grounds.

Moving on to the rear section of the property we enter a superb kitchen/dining room dressed with classic Shaker cabinets capped with crisp quartz worktops, an over-sized central island and a full suite of appliances. Set around a unique, central glazed courtyard, the kitchen extends through to an impressive garden room. This exceptional reception area boasts triple aspect floor to ceiling glazing and frameless sliding doors which effortlessly connect with a sun terrace and draw the garden and living space together. A cosy and inviting snug is set off the garden room and provides a more intimate living space, perfect for quiet nights. The ground floor is completed by essential, practical space with a ground floor shower/cloakroom and a well-planned laundry/boiler room.



The first floor is dedicated to two spacious, double bedrooms, both blessed with generous eaves storage/wardrobe space and served by a luxurious bathroom. Both bedrooms benefit from dual aspects via dormer and Velux skylight windows.



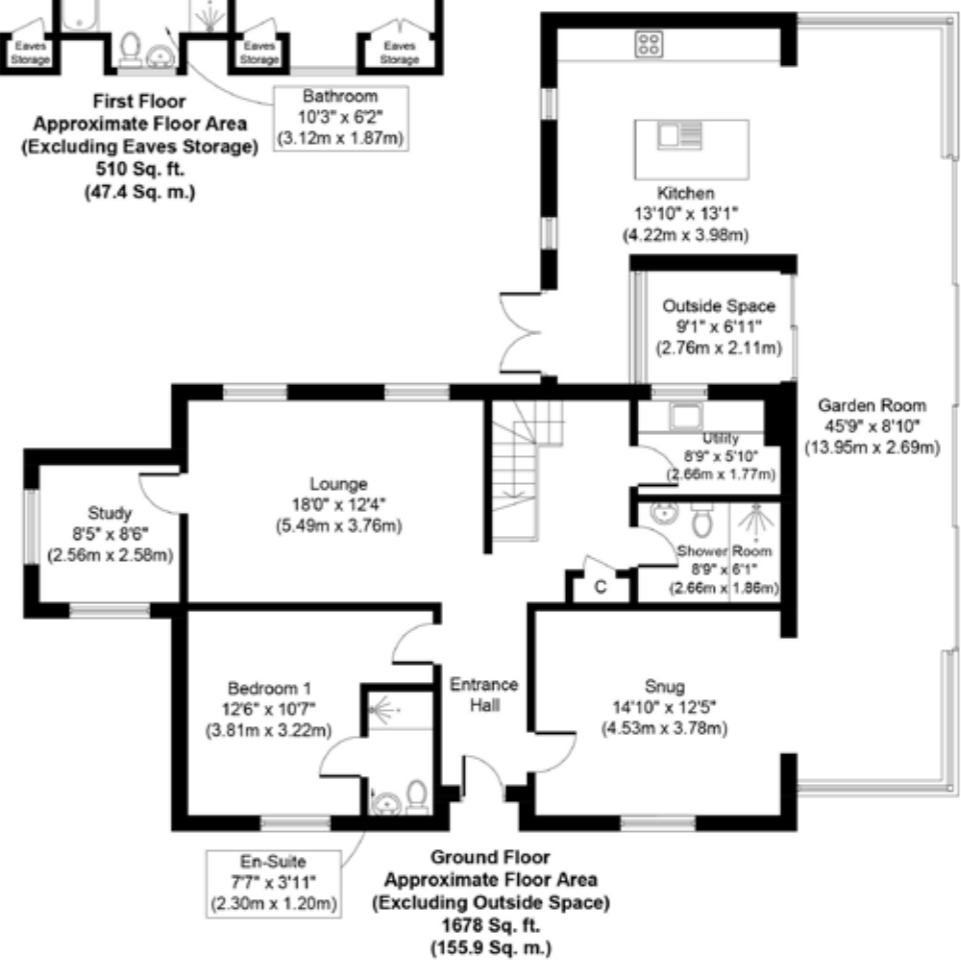
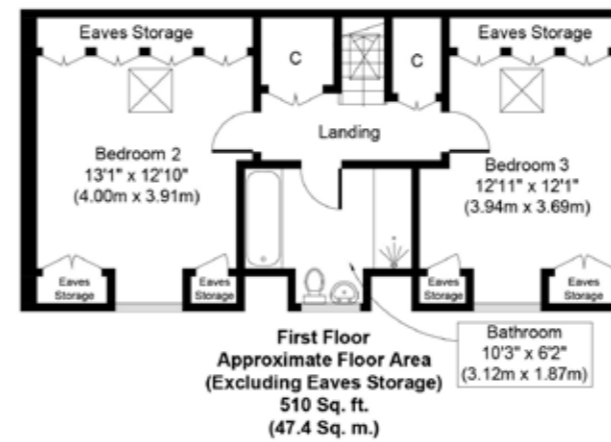
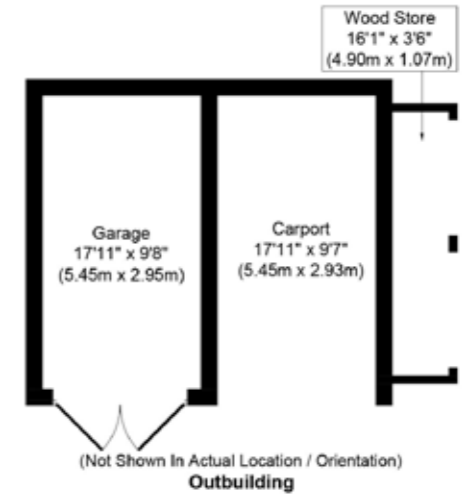
Cedar Lodge is set in exceptional and established grounds which extend to around 0.75 acre (STMS). A sweeping private driveway leads up to the property and is flanked by mature trees, colourful shrubs and flowering beds. The driveway leads to a substantial triple bay cart-shed style building which incorporates an enclosed double garage, single open bay, and attached wood store. Glorious landscaped grounds wrap around all sides of the property and feature sprawling lawns peppered with colourful shrub and flowering beds. A wide and varied selection of specimen trees provide both shaded areas and mature boundaries. Certain areas of the garden have been dedicated to rewilding with a concerted effort to encourage and embrace the activity of the wide and varied local wildlife.

Located on a highly prized private road in the heart of High Kelling, Cedar Lodge is perfectly placed to embrace the wonderful life North Norfolk has to offer. The Georgian market town of Holt is just a short driveway away with its eclectic and vibrant high street and excellent schooling facilities. The North Norfolk coastline is just a few miles to the north and makes this special location the perfect country and coastal destination.





“...a 21st Century home which connects seamlessly with its own private idyllic surroundings.”



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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ALL THE REASONS

High Kelling

IN NORFOLK
IS THE PLACE TO CALL HOME



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.

Many follow the Holt Road to Cromer and its famous pier, or pare off to Sheringham to enjoy a walk on the cliffs, but there's plenty to enjoy about High Kelling for those who chose to make it home. Gorgeous, spacious period homes, many from the 20s and 30s – perhaps why this spot feels so unspoilt – are nestled among the lofty pines, and with independent Gresham's school just minutes away there are many families who came for a break and found a fabulous place to live.

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



"...frameless sliding doors effortlessly connect with a sun terrace and draw the garden and living space together."

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. 1039-7126-0000-0215-7296

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: /// ///earlobes.lend.downsize

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