



THE STORY OF

Warrenup Barn

High Kelling, Norfolk

SOWERBYS



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Warrenup Barn

Warren Road, High Kelling
Holt, NR25 6QU



Exceptional Accommodation

Immaculately Presented

Over 2,000 Sq. Ft. of Refined Space

Four Double Bedrooms and Three Bathrooms

Epic Vaulted and Beamed Ceilings

Wonderful Farmhouse Style Kitchen

Recently Upgraded Hard Wood
Windows and Doors

Glorious Parkland Style Grounds of
Approximately 1.2 Acres (STMS)

Discreet, Rural Setting

Close to Holt and Coastline



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“A private and discreet lifestyle, set in its glorious grounds.”

A classic Norfolk barn combining sublime living space, four individual double bedrooms, a wonderful farmhouse style kitchen/diner and enchanting private grounds, nestled alongside glorious open countryside.

Warrenup Barn is a wonderful and substantial example of a traditional Norfolk barn conversion that showcases all of the theatre one would expect from a single storey barn and combines it effortlessly with refined living space that embraces its magical private grounds. Add to this a picturesque countryside setting, which is perfectly placed to

connect with all of the wonders of north Norfolk, this barn really delivers in every aspect.

Boasting immaculately presented accommodation in excess of 2,000 sq. ft., this very special barn offers substantial and well-proportioned space that is finished to an exceptional specification and standard throughout whilst basking in glorious, private grounds of around 1.2 acres (stms).





The impressive living area fully embraces the unique space only a barn can offer. Epic, vaulted and beamed ceilings span a lounge and kitchen/diner to create a wonderful entertaining space that connects seamlessly with the enchanting parkland style grounds. A farmhouse style kitchen combines a generous dining space ideal for dinner parties with french doors connecting out to the glorious terrace and garden.

“We bought the barn as a family holiday home that we could spend quality time in.”



Four individual double bedrooms each showcase typical barn features, with a sumptuous principal bedroom served by a luxurious en suite. Two family sized bathrooms cater perfectly for the three further double bedrooms and brings together a perfect balance to this unique and impressive barn conversion.

Practical space is also a key feature of this fine barn with a walk-in pantry, utility/boot room and attached store.

Modern comforts and efficiencies are subtly incorporated into the property, including recently upgraded hardwood, double glazing throughout and a brand new, oil fired boiler.





The mesmerising private grounds provide a highly discreet and tranquil space and connects with the barn via an extensive raised terrace. Extending to round 1.2 acres (stms) this wonderful space enhances the barn and provides a generous stage from which to entertain. Undulating lawns are peppered with a wide array of shrubs, flowering plants and specimen trees to provide a glorious vista for the eye to enjoy. Tucked away in one corner is a substantial workshop and store. Beyond the formal gardens is a hidden, private meadow that offers a high degree of versatility and enjoys breath-taking open views over glorious countryside.

“... a glorious vista for the eye to enjoy.”

A driveway provides the all-important off-road parking and gates open into a private courtyard area.

Set within a small and exclusive cluster of traditional Norfolk barns, which once served the nearby Kelling Estate, this charming home sits amongst rolling open countryside with an abundance of walks and rural pursuits literally at the door step. The Georgian market town of Holt and the glorious north Norfolk coastline are both just a short drive away.

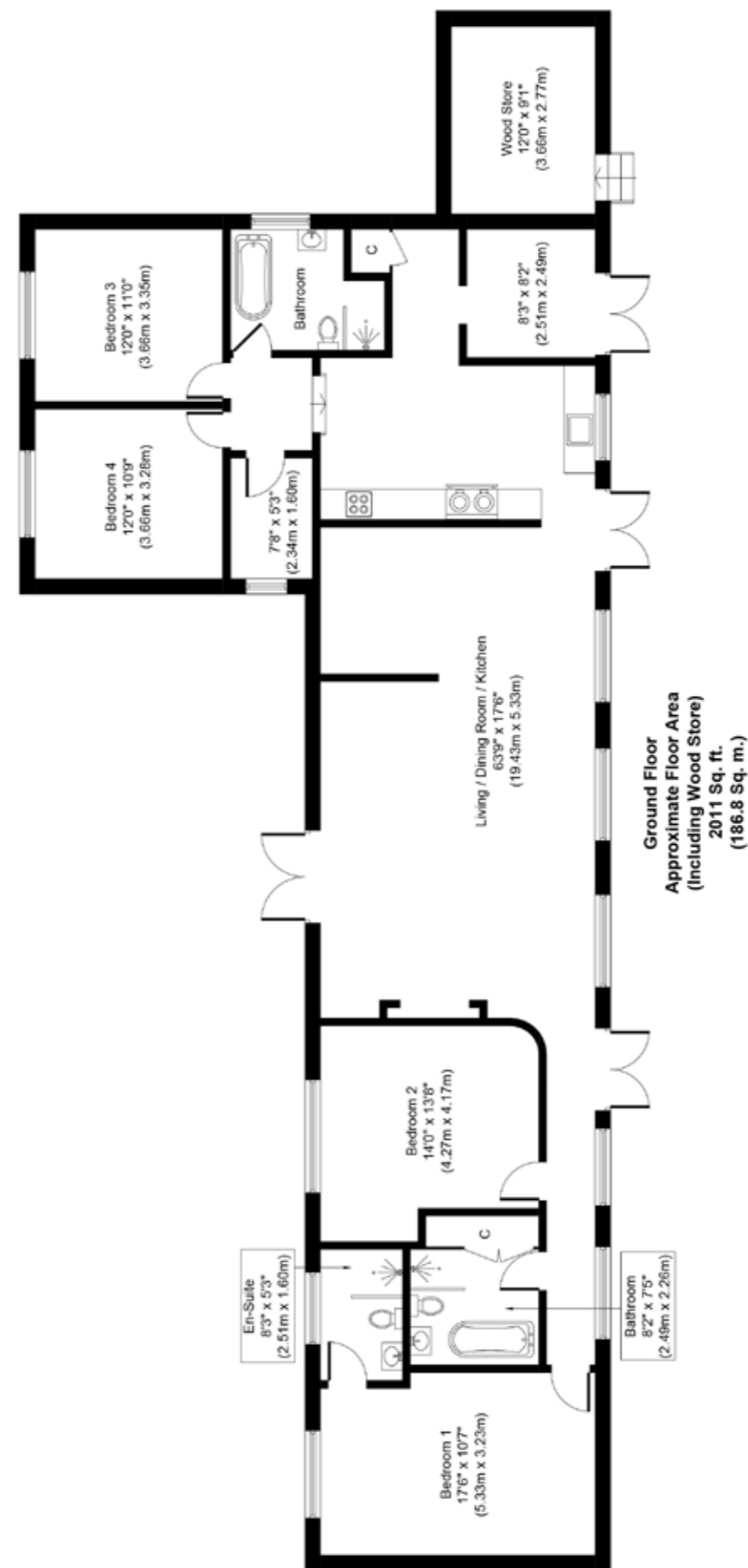
Whether you are looking for a substantial, family holiday retreat or the dream country/coastal home in glorious grounds Warrenup Barn is a real treat.



“Our little slice of traditional England that remains so enchanting.”



“Summer afternoons in the gardens are delightful. The view from the meadow over open countryside never grows old.”



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



If you enjoy hiking or cycling then High Kelling is an area you'd love to visit, surrounded by many hidden gems

waiting to be explored. The village is ideally located for access to the north Norfolk coast, with miles of unspoilt coastline, and offers a post office, doctors surgery and dentist.

Less than 3 miles away, a strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770. Lose yourself for an hour browsing the aisles and filling your basket with fine food from around the world along with local artisan producers and even the store's own range of tasty treats.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



Note from the Vendor



A photograph of the land at Warrenup Barn

“We love to walk from the barn, across the heath and down to the coast.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Septic tank. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

G. Ref:- 9680-3016-1205-0432-4200

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.

SOWERBYS



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