



THE STORY OF

Woodcroft

High Kelling, Norfolk

SOWERBYS

S

THE STORY OF

Woodcroft

Beech Close, High Kelling,
NR25 6QP

Impressive and Individual Detached Residence

Three Double Bedrooms

Luxurious Kitchen and Bathrooms

Dual Aspect Sitting Room

Newly Constructed Garden Room

Established Gardens Approaching 1/4 Acre (Stms)

Prime Residential Setting

Private Road Location

Close to Holt and Coastline

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“A home that gives back so much and is a perfect base for exploring north Norfolk.”

Modern and efficient lateral living space with established gardens nestled on a private road in a Sylvan setting close to the coast and the historic Georgian market town of Holt.

‘Woodcroft’ is a highly individual, detached residence set in established gardens of around 1/4 acre (stms) and command a prime residential location on a private road in the heart of High Kelling.

Thanks to a comprehensive renovation and extension by the present owner, the property and accommodation on

offer has been significantly elevated and improved to provide a wonderful home.

With lateral living space and bedrooms all set on one level the accommodation extends to over 1,700 sq. ft. and is presented in excellent order throughout. With careful thought the present owners have created a bright and spacious home with versatile accommodation, which can be easily adapted to suit a variety of needs and desires.



A practical lobby/boot room leads through to a central hall and also provides internal access to the attached tandem garage. Off the hall a spacious L-shaped kitchen/diner showcases an extensive range of contemporary cabinets, a suite of integrated appliances and ample dining space.

A dual aspect sitting room provides the perfect formal entertaining area, whilst a clever extension adjacent to the sitting room has created a wonderful garden room and additional reception space with french doors onto the gardens and a glazed roof lantern.



Three individual, double bedrooms reside on the east elevation of the property and are served by a luxuriously appointed shower room and WC. Further accommodation includes a guest WC off the hall, a rear porch, and a small garden room on the rear elevation.





The established gardens extend to around 1/4 acre (stms) and create a delightful and discreet environment for the property to enjoy. The rear garden area features a paved sun terrace, which flows onto a central lawn with shrub and flowering borders, plus a peppering of trees. A pathway navigates each side of the property and leads to a further paved sun terrace on the east elevation.

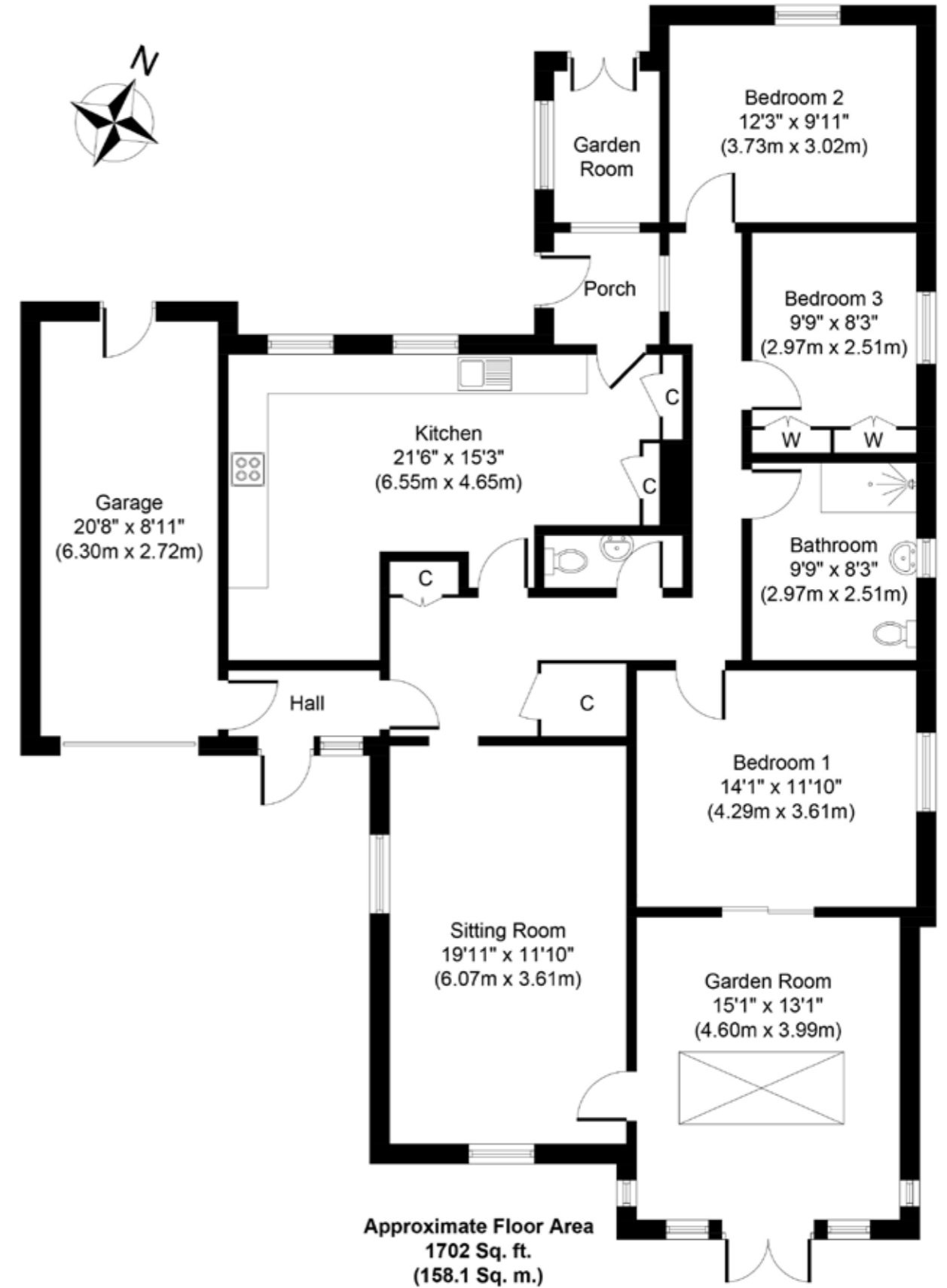


Thanks to mature and defined boundaries to the deep frontage, the formal gardens extend to the front of the property where further sun terraces capture the southerly aspect and link directly to the new garden room. Shaped lawns and well-stocked borders provide a delightful outside space to enjoy and entertain. A lightly wooded area on the front boundary has been fenced off to provide a secure dog area, but could easily be adapted to provide further formal gardens or useful storage/parking space.

Set behind a private five-bar gate a generous driveway provides ample off-road parking and access to the attached garage.

Woodcroft is discreetly nestled towards the end of a private no-through road and enjoys a highly peaceful and tranquil environment. This very special location is perfectly placed to make the most of the north Norfolk coastline, the abundance of woodland and countryside walks on the doorstep and the amenities and facilities of the Georgian market town of Holt.





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.

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



Sheringham Beach

“Woodcroft is superbly located for engaging in a thriving community and enjoying coastal pursuits.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 3832-7621-8200-0646-0226

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.

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 54 Westgate, Hunstanton, Norfolk, PE36 5EL