



THE STORY OF

Beechcroft

High Kelling, Norfolk

SOWERBYS

S

THE STORY OF

Beechcroft

Cromer Road, High Kelling,
NR25 6QZ



- Three Bedroom Family Home
- Generous Plot Over 1/3 Acre (STMS)
- Quintessential Flint Elevations
- Versatile Accommodation
- Wonderfully Presented Throughout
- Large Driveway and Garage
- Highly Desirable Location
- Easy Reach of Holt and Coast



SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“The character and embrace of a cottage,
but the volume of a larger home.”

Boasting a timeless, double fronted elevation adorned in Norfolk brick and flint, this fine home sits in a generous plot of approximately 1/3 acre (STMS) and offers spacious and well-presented accommodation. The easy access to Holt town centre makes for a wonderfully practical family home, whilst the varied interiors/outbuildings provide invaluable versatility.

As is classic for the era, a welcoming hallway is flanked by two splendid

receptions, both enjoying respective bay windows. To the rear, the central kitchen/dining room provides a more modern, open-plan layout and is complemented by the well-equipped utility room.

An inner hallway at the rear provides a wonderfully practical pantry and also gives internal access to the single garage. A well-presented shower room completes the ground floor.

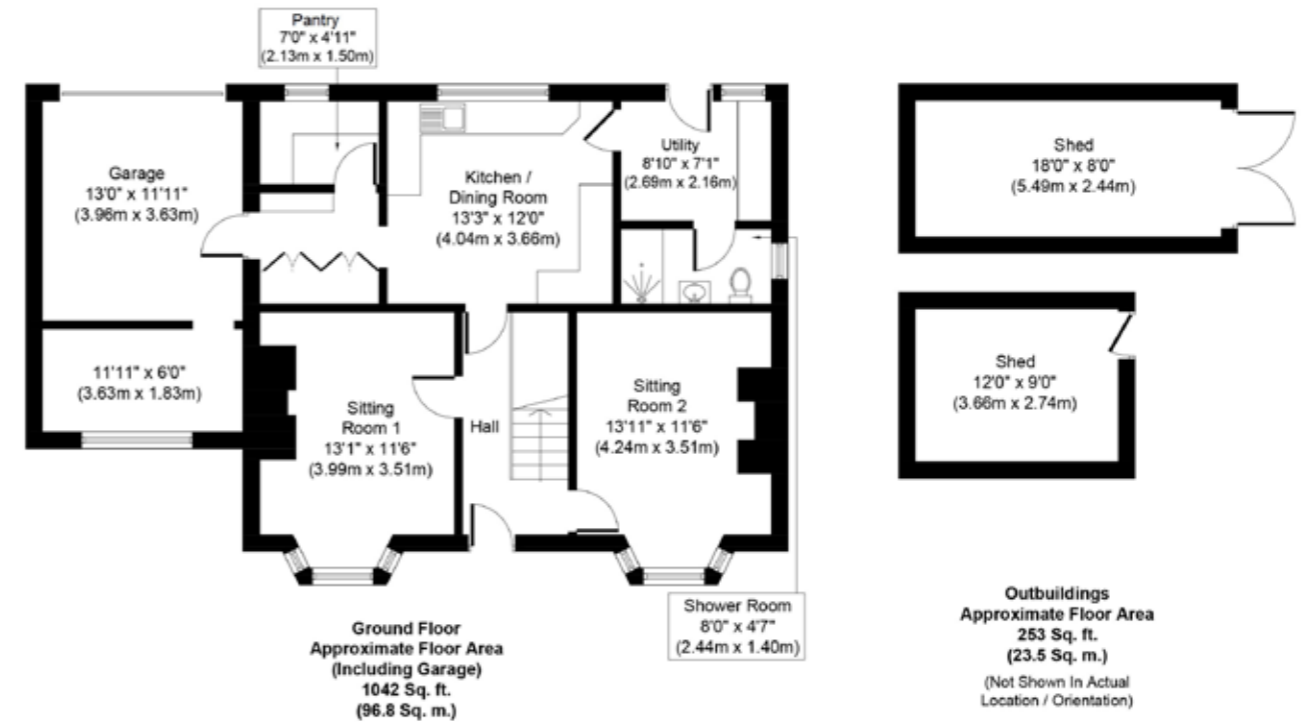
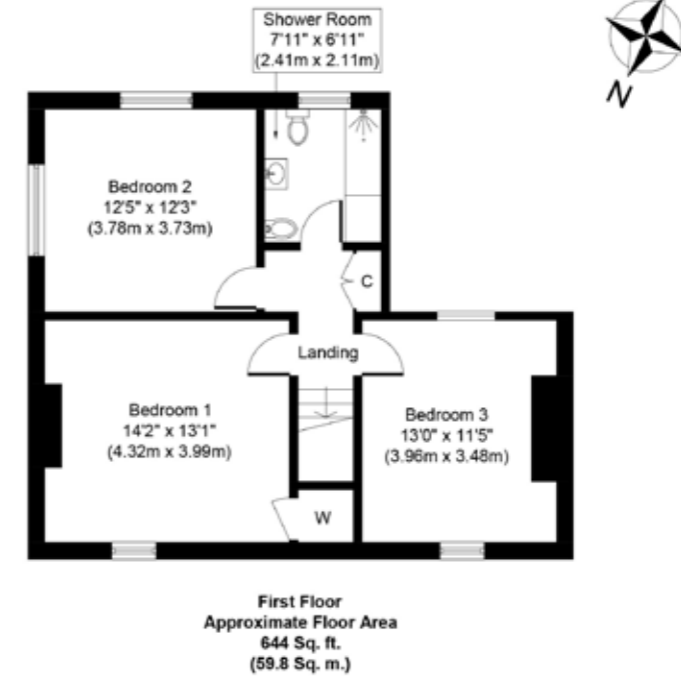


“The traditional double frontage makes for two lovely receptions to the front.”





Outside, the magical plot extends to just over 1/3 of an acre (STMS), allowing space for a wealth of features, as well as an array of outbuildings. The sweeping driveway leads to a generous parking area, complemented by the integral garage. The rest of the grounds provide an enchanting mix of manicured lawns, mature trees, well-stocked raised beds alive with colour, and of course multiple dining terraces to make the best of the all day sunshine.



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



The gardens at Beechcroft

“This home is perfect for a peaceful life and there's plenty of space for the whole family.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref:- 0317-2890-7837-9175-4695

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