



THE STORY OF
Forest View

High Kelling, Norfolk

SOWERBYS

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Forest View

27 Pineheath Road, High Kelling, Norfolk
NR25 6QF

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Spectacular Modern Residence
Extensively Remodelled and Enhanced
Immaculate Presentation
More Than 2,200 sq. ft. of Lateral Living Space
Four Double Bedrooms
Opulent Principal Suite
Open Plan Living Areas
Stunning Contemporary Kitchen
Luxuriously Appointed Bathrooms
Around 1/4 Acre of Gardens (stms)

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SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com





“The space between the kitchen, dining area and lounge is well separated - despite being open plan.”

A home fit for a modern lifestyle with expansive open living areas, sumptuous bedrooms, bathrooms, and gardens which promote and embrace entertaining on a grand scale.

Forest View, in High Kelling, is a highly individual, detached residence which has been skilfully created to provide contemporary styled living at its finest.

Formally, this was a humble and detached bungalow, set on a very generous plot. However, the present owner had the vision to create a magnificent home by remodelling, extending and re-inventing the space to provide more than 2,200 sq. ft. of immense lateral living. A substantial and innovative extension perfectly embraces the wonderful

plot it occupies with expansive glazed gables elevating the living areas onto an expansive terrace via bi-folding doors.

A stylish, on-trend interior design further enhances the experience of this modern home and each of the rooms are well-proportioned, bright and airy.

Set across a single level - and extending to around 2,244 sq. ft. - the living space is dominated by a 37' x 18' open plan room that cleverly incorporates a lounge area, dining space and kitchen. This spectacular room oozes architectural merit with twin glazed gables, each with vaulted ceilings and floor to ceiling glazed walls extending onto a south-facing terrace.

The sleek, ultra-modern kitchen features handleless cabinets wrapped in seamless Corian worktops and dressed with a full suite of high-end appliances. The dining area cleverly separates the kitchen and lounge area and easily caters for ten guests, whilst bi-fold doors directly off the kitchen give access to seamless outside dining options.

The lounge area features a vaulted ceiling and a further set of bi-fold doors set into a glazed gable which creates a delightful fusion of inside and outside.

Off the hall a spacious utility/laundry room provides support and excellent practical space to the living areas.





There are four individual, double bedrooms which includes a spectacular principal suite. This opulent space enjoys direct access onto the gardens via bi-fold doors, and it features a dramatic vaulted ceiling, luxurious ensuite bath/shower room, and a spacious dressing room.



The floor tiling in the principal suite continues the sleek and modern aesthetic of the home. The tiling here - along with the hall, lounge, kitchen, dining room, utility and the bathroom floor and walling - is made from honed Botticino marble; ensuring there's a refined sense of luxury throughout.



The three additional double bedrooms are served by two separate bathrooms each lavishly finished with floating baths and separate showers.





“The rear of the home has three sets of bi-folding doors. In effect this opens up the whole of the house into the garden and it’s really quite stunning.”



The clean lines and immaculate presentation continues into the gardens of this fine home. A wide frontage of around 100’ features a carriage driveway which sweeps elegantly through landscaped gardens. This area includes shaped lawns, well-stocked borders, a sun terrace and access to the integral garage.



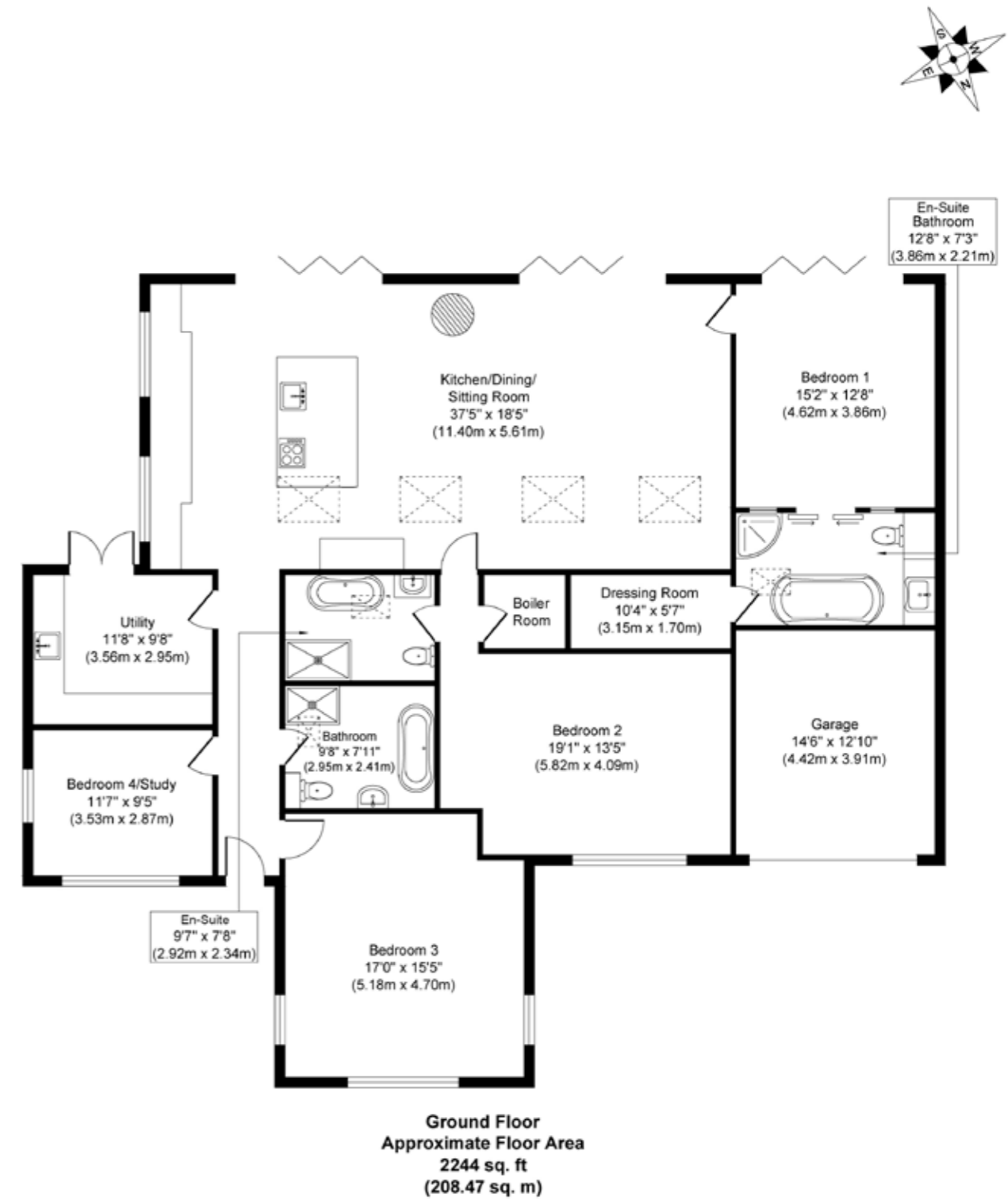
The location of the garage has been well-thought out within the designing of Forest View. Our client chose the position of this garage to back onto the principal suite, and second bedroom, so that - if someone so desired - this space could be re-purposed, subject to any relevant planning. This space, if you so desired, could be an extra reception room or the ideal annexe, perfect for multi-generational living.



The rear garden enjoys a delightful southerly aspect and looks out over a wooded backdrop which creates a wonderful Sylvan setting. With its large slate patio, ideal for al-fresco dining, it has freshly landscaped with great flair, the garden is designed to embrace entertaining with an expansive paved sun terrace flanked by raised beds. A garden path dissects shaped lawns whilst well-stocked shrub and flowering borders ensure a colourful and lush environment. A further terrace area creates additional entertaining space, or a quiet area to enjoy the discreet and sheltered surroundings.



Located on Pineheath Road in High Kelling, Forest View commands a prime position close to the market town of Holt and a just a short drive to north Norfolk’s glorious coastline.



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.

High Kelling is also well-located for some of the best coastal areas in Norfolk, such as Blakeney, Cley-next-the-Sea, Salhouse and Morston. Each offers its own 'je ne sais quoi' - a quality best seen and discovered.

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



Blakeney is a very popular spot, with some glorious views at all times of the day.

"You're within a great location for the coast."

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.
Remote control garage door.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 9415-2862-7428-9623-1285

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: ///outbound.glove.responded

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