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THE STORY OF

Penny Farthing

High Kelling, Norfolk

SOWERBYS

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Penny Farthing

High Kelling, Norfolk,
NR25 6QZ

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- Unique Modern Residence
- Extensively Remodelled and Enhanced Throughout
- Four Double Bedrooms
- Wonderful Open-Plan Kitchen/Diner
- Impressive Vaulted Living Room
- Versatile Outbuilding/ Annex
- Private Grounds in Excess of 1/3 Acres (STMS)
- Electric Gated Frontage
- In the Heart of High Kelling
- Close to Holt and Coastline
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“The sea air and greenery surrounding has been refreshing”

Penny Farthing is a unique and impressive modern residence; boasting extensive and highly versatile accommodation that extends to over 2,300sq ft.

Set discreetly in established and private grounds of just over 1/3 acre (stms), this exquisite home has been much enhanced by the present owners to provide impressive living space predominantly set on one level. The property also benefits from double glazing, oil fired central heating and 16 solar panels as well as a borehole with water treatment system.

An innovative and architecturally impressive extension has re-invented this home with stylish solid oak clad elevations and clever hard and soft landscaping that ensures this fine home embraces it's stunning plot.

A stylishly presented ground floor that extends to over 1,750sq ft. alone, providing a high degree of flexibility. A wonderful formal living room features a double height vaulted ceiling, a fireplace with wood-burner and double french doors onto a south-facing terrace and garden area.

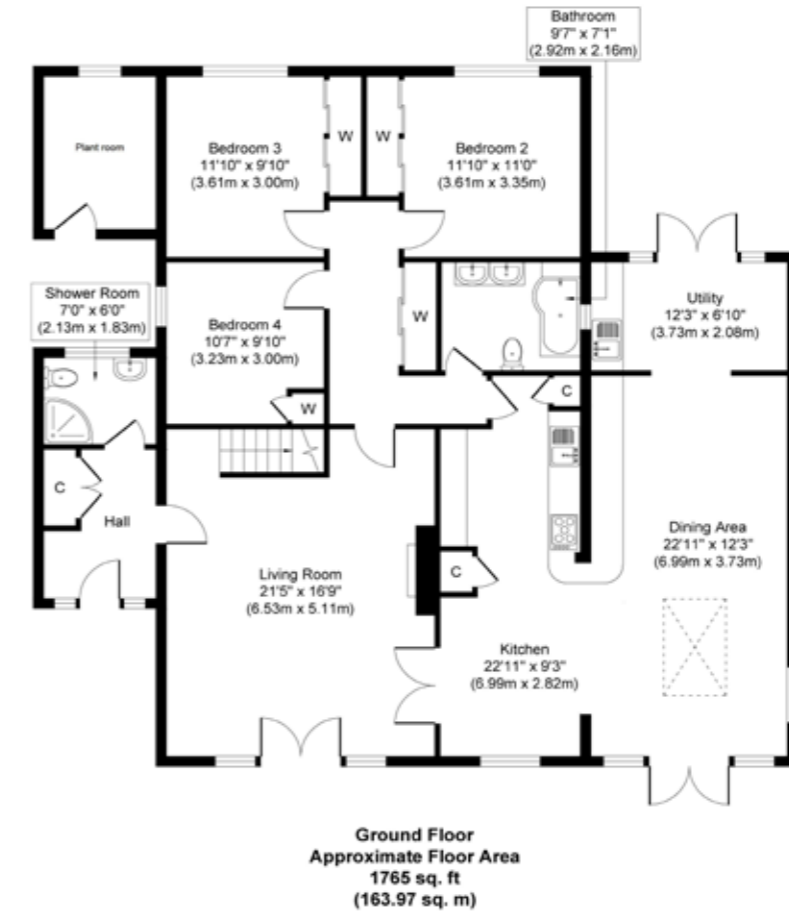
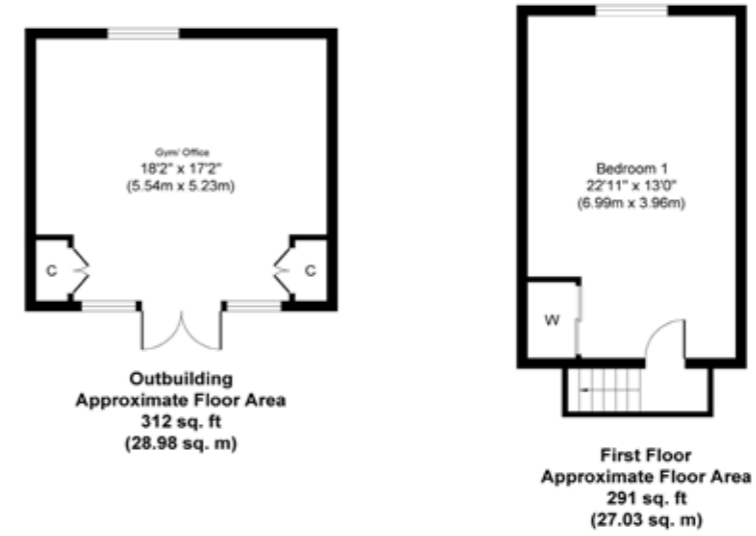
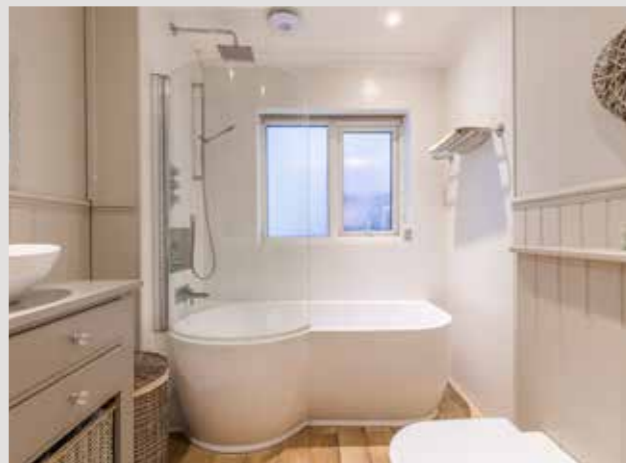
Predominantly occupying the new extension, the kitchen/dining area is a master class in open-plan living space. A stylish modern kitchen showcases an extensive range of sleek, handleless cabinets, a suite of integrated appliances and a substantial and highly sociable breakfast bar peninsular. Open-plan to the kitchen is a wonderful dining area and family space that features a roof lantern and double french doors onto a raised terrace. The kitchen/diner is supported by a spacious utility and laundry room.



To the rear of the ground floor a bedroom wing features three generously proportioned, double bedrooms each with fitted wardrobes and served by a luxurious family bathroom with underfloor heating. An elegant staircase from the living room rises to the principal bedroom. This substantial bedroom spans almost 23' in length and enjoys delightful vistas over the wooded grounds beyond.

In addition to the main residence is a substantial detached ancillary building that spans over 300sq.ft. This immensely versatile space has been fully insulated, has power, lighting and heating and could be adapted to suit a variety of needs and desires including an annex, studio or gym. Please note the current owners retain planning permission to extend the annex/outbuilding by 3 meters, to be in line with main house. All plans available for viewing.





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.

Electric gates from the roadside are flanked by mature trees and shrubs to provide shelter and privacy. The gates open to reveal a illuminated sweeping driveway that leads to several parking areas. With such a generous frontage the property is ideal for multiple car storage and there is plenty of space for recreational vehicles such as boats, caravans and motorhomes.

A raised sun terrace and soft landscaping surrounds the front elevation of the property to provide entertaining space with a sunny southerly aspect. Mature trees and shrubs create a high degree of privacy and shelter.

To the rear of the property is an extensive illuminated paved terrace, ideal for outside entertaining featuring a summer house and colourful raised beds. Steps lead up to a discreet lawned garden area providing privacy thanks to a wide variety of mature trees and shrubs.



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 the Vendor



Landscaped rear garden

“Our home has been serene, spacious and we love how rural it is.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, solar panels and drainage. Heating via oil. Water via mains and borehole. Underfloor heating in family bathroom.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C ref:~ 0310-2178-6280-2107-6955

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: ///destroyer.thrilled.circulate

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