



Heatherside, High Kelling

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Pointens





Heatherside, Bridge Road, High Kelling,
Norfolk NR25 6QT

North Norfolk Coast 6 miles, Holt 4 miles

Norwich 20 miles

A spacious well appointed detached bungalow situated in a superb rural location around 1 mile from Holt and 1 mile from Norfolk's heritage coastline. The grounds extend to around 1/3rd acre and include a 2 bedroom self contained annexe that can be used for holiday lets.

Guide Price £625,000



THE PROPERTY

The property offered for sale is a spacious well appointed detached bungalow with a separate two bedroom annexe situated within its grounds. A particular feature of Heatherside is the rural rear aspect which overlooks the open countryside of the nearby Kelling Estate. The property also enjoys access to the extensive footpaths which lead to Kelling Heath and in turn the coast. The accommodation briefly comprises of an entrance hall a large kitchen diner, sitting room, utility room, entrance porch and three bedrooms (two with en-suite facilities). The property also has the benefit of Upvc sealed unit double glazed windows and doors throughout and oil fired central heating. Outside there is ample off street parking to the front of the property and a particular feature of this property is the good sized rear garden and its enviable rear aspect. Also situated within the grounds of the property is a stand alone detached two bedroom annexe which can be used as an Airbnb holiday let or for the extended family. The grounds extend to 1/3 acre (subject to survey). The property is being sold with no onward chain.

LOCATION

High Kelling is a small, part wooded village, part bordered by Kelling Heath. Amenities include a medical practice, pharmacy and dentist, a village shop and Post Office and the Poppy Line steam railway station. Around 1½ miles away is the Georgian market town of Holt. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about 4 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over 20 miles distant from where there is a fast rail service to London Liverpool Street.

DIRECTIONS

Leave Holt via Station Road. At the bypass turn left towards Sheringham. Proceed over the roundabout. Upon entering the trees continue for around 1/4 mile and then turn left into Bridge Road. Continue past the Holt Rugby Club and Heatherside will then be found on the right hand side identified by a Pointens for sale board, just before the bridge over the steam railway line.

ACCOMMODATION

The accommodation comprises:

Upvc Front Door leading to an:-

Entrance Porch

Door to: -

Sitting Room (20'3 x 12')

Open fireplace housing an electric style wood burner. Two radiators, door to:-

Kitchen/Diner (20'3 x 19'2)

Handmade bespoke kitchen units comprising: a good range of fitted base units with granite work surfaces over. Inset double Butler sink unit with mixer tap. Cooking range, fitted dish washer and fridge/freezer. Range of matching wall units, fitted storage cupboards. Three radiators, Karndean flooring.

Entrance Hall

Karndean flooring.

Utility Room (7'6 x 6'7)

Wc, Vanity unit with basin over. Plumbing for washing machine and tumble dryer. Fitted worktop, fitted cupboard with shelving and Worcester Bosch boiler for central heating and domestic hot water.

Inner Hallway

Leads to:-

Bedroom One (14'4 x 13'2)

Radiator, two fitted double wardrobes, fitted cupboard.

En-suite Wet Room

Wash basin, wc, fitted shower, radiator.

Bedroom Two (17'6 x 10'3)

Radiator. Fitted Sharps wardrobes offering various storage solutions.

En-suite

Vanity unit with washbasin over, wc, shower cubicle. Heated towel rail. Wall mounted bathroom cabinet.

Bedroom Three/Garden Room (12'6 x 9'9, treble aspect)

Doors leading to the rear garden, radiator. Vaulted ceiling with three inset Velux windows.

Detached Annexe

Accommodation comprises of:-

Front Door

Leading to:-

An open plan living area (27'9 x 17'8 narrowing to 13')

This has a fitted kitchen area that comprises of a range of fitted base units with working services over, two inset sink units with mixer tap. Fitted oven, electric hob, extractor hood. Range of matching wall units. Wooden flooring, two radiators. A cupboard housing an oil fired boiler for central heating and domestic hot water. Further fitted cupboard. Throughout the annexe there are wide doorways and low level light switches.

Bedroom One (11'4 x 8'8)

Radiator.

Bedroom Two (11'5 x 8'8)

Radiator.

Shower Room

Fitted shower, washbasin, wc, heated towel rail.

Curtilage

To the front of the property there is a shingled parking area that provides ample off street parking, this in turn leads down the side of the bungalow. To the rear there is a very private garden area that is mostly laid to lawn together with a patio and patio paths. A wooden summer house and a workshop (21' x 19') with electric power and light and fitted work bench. Two dog runs. The grounds have a variety of mature flower and shrub beds and all is enclosed with a mixture of hedging and wooden panelled fencing. The grounds extend to 1/3 acre [subject to contract]

General Information

Tenure: Freehold.

Services: Mains water, electricity are connected.

Local Authority: North Norfolk District Council, tel: 01263 513811.

Tax Band: Main bungalow:- D (£2142.02 2023/2024)

Annex:- A (£1428.01 2023/2024)

Energy Performance Certificate: To be confirmed

Viewing arrangements: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H313104.

Important Notice

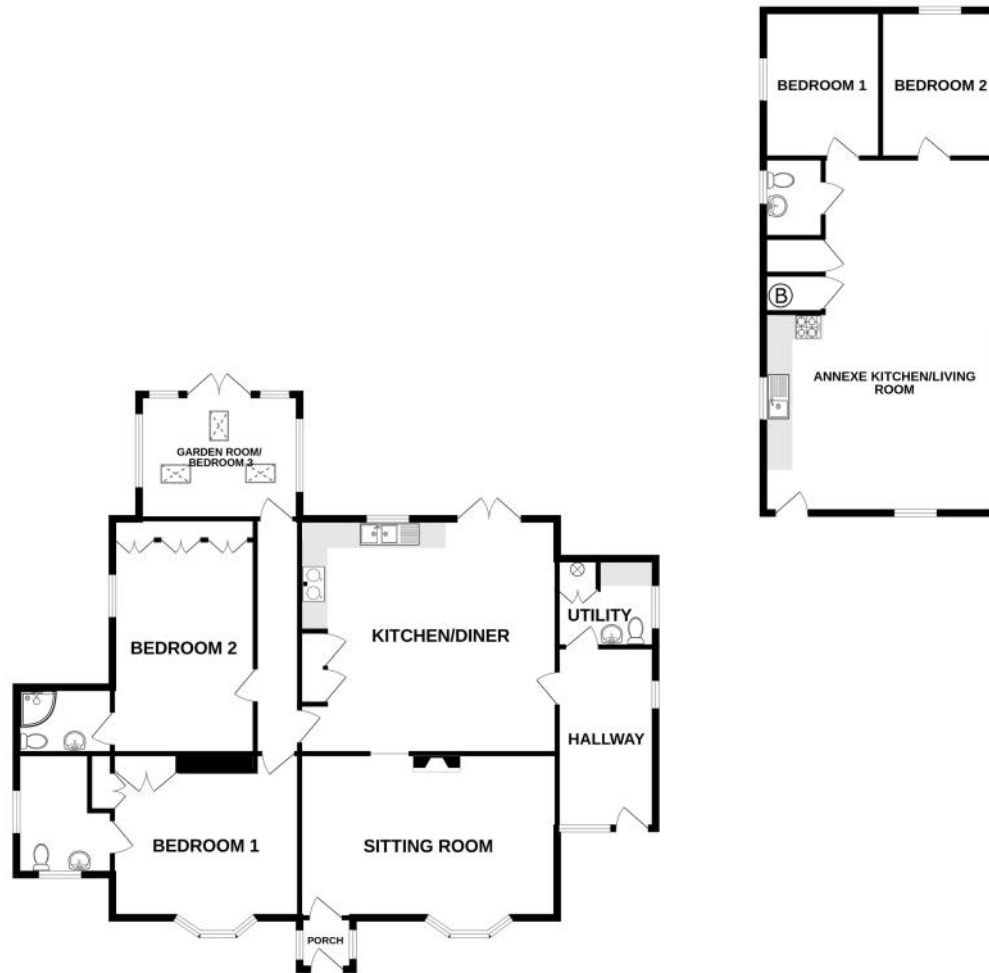
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

ANNEXE PHOTOGRAPHS



GROUND FLOOR
2207 sq.ft. (205.0 sq.m.) approx.



HEATHERSIDE, BRIDGE ROAD, HIGH KELLING NR25 6QT

TOTAL FLOOR AREA: 2207 sq.ft. (205.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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