

THE STORY OF

Arden

*High Kelling, Norfolk*

SOWERBYS



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THE STORY OF

# Arden

Avenue Road, High Kelling,  
Norfolk, NR25 6RD



- Spectacular, Contemporary Residence
- Extensively Re-Modelled and Renovated
- Four Bedrooms and Three Bathrooms
- Magnificent Open-Plan Living Space
- Exquisite Interior Design
- Impressive and High-Specification
- Beautifully Landscaped Grounds
- Discreet and Private Setting
- Under Floor Air Source Heating



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“...unique home which celebrates the latest in design, innovation and efficiency.”

A remarkable, contemporary residence set in an exclusive and discreet location in the heart of North Norfolk.

Arden is a magnificent, one-off contemporary residence created and crafted with great flair whilst championing ultra-modern architectural style, latest in energy efficiency and effortlessly stylish interior design and specification.

Its contemporary façade utilises the latest in trends, design and modern build with black larch cladding, white render panels, Champagne-coloured stainless steel cladding and Lindab guttering. This is further enhanced by a slate tiled roof, bespoke aluminium framed windows and doors and a striking, glazed first-floor balcony.

The present owners, established and award

winning local builders, purchased the property in recent years with the intention of creating a special home which embraces modern living with refined interior design and the latest in efficient technology. Not only did they achieve this, but they have also excelled in every sense and created arguably one of the most stand-out homes in the area.

Originally built in the 1940s, this well-placed residence has now been dramatically transformed with great flair and style to provide a unique home which celebrates the latest in design, innovation and efficiency. This extensive renovation, remodelling and extension project included all new services, with air source heating to under floor, new electrics throughout, new windows and doors, plus high-specification kitchen, bathrooms and interior finish.





Oozing modern style and elegance, this beguiling home showcases a highly refined specification and interior finish that includes a bespoke kitchen, luxurious sanitary ware to the bathrooms, Buster and Punch fittings, stylish bespoke Crittall glazed internal partitions along with the finest flooring finishes and indulgent decorative elements.

Set over two floors and extending to more than 2,800s q. ft. - along with its detached outbuilding, this exquisite home features extensive accommodation that connects seamlessly with its lush surrounding gardens to create a home fit for grand entertaining, whilst ensuring a homely and practical space perfectly set for family living.

A glazed fronted hall features concealed cloaks storage a ground floor shower room and WC. A central hall showcases a bespoke built oak turning staircase that rises elegantly to the first-floor accommodation. A stylish Crittall partition and door reveals a front snug providing an intimate reception space looking out over the serene gardens.

Double doors from the central hall open onto a magnificent, open plan living space. This awe-inspiring area cleverly incorporates a living room, dining area and magnificent kitchen. Oversized aluminium windows and doors flood natural light to all areas of this space whilst providing seamless access and vistas over the gardens.

Further detail includes a bespoke fitted kitchen dressed in stone worktops, Buster and Punch hardware and a suite of high-end appliances. A central island provides a highly sociable gathering space whilst the generous dining area allows for entertaining on a grand scale. A Morso wood-burner enhances the living room whilst providing a cosy and intimate atmosphere.



The first floor features a sumptuous principal bedroom suite. A wonderfully indulgent room, the principal suite enjoys independent access to the first-floor balcony, a fitted dressing area and a luxurious en-suite shower room.

Three further bedrooms each hold a strong individual identity along with wonderful views over the gardens. A lavish family bathroom perfectly serves the bedrooms.

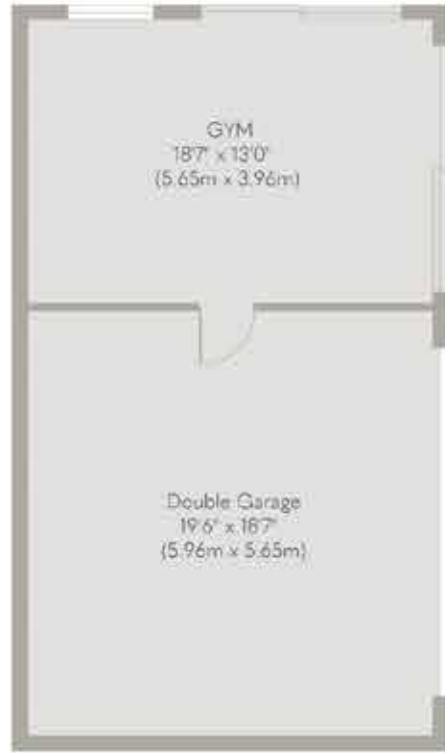


A detached, double garage, with attached gym/office, provides parking and highly flexible ancillary space and is set to the side of the sweeping front courtyard area. Set behind private gates, the frontage provides extensive off-road parking options and features lawns and terracing. The landscape gardens extend on three sides of the property to provide a wonderfully discreet and private environment for the house. Mature, established borders ensure shelter and privacy whilst providing an attractive Slyvan backdrop.

“...crafted with great flair...”

Arden is discreetly nestled on a private road in the heart of High Kelling 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.





Outbuilding  
Approximate Floor Area  
610 sq. ft  
(56.67 sq. m)



Ground Floor  
Approximate Floor Area  
1,265 sq. ft  
(117.52 sq. m)



First Floor  
Approximate Floor Area  
974 sq. ft  
(90.48 sq. m)

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



“This unique property has been designed for modern living. The home stands proudly on its plot showcasing its beauty for all to see.”

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## SERVICES CONNECTED

Mains water, electricity, drainage and broadband. Heating via air source heat pump.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

C. Ref:- 5637-3823-9200-0165-8222

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.

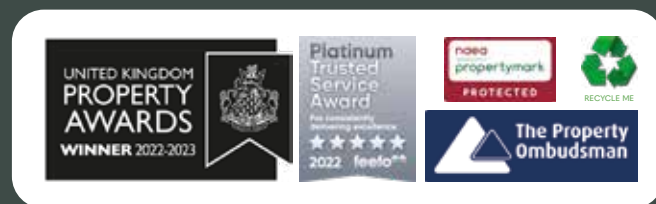
## LOCATION

What3words: /// ambitions.graduated.hydrant

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