



Craft Hill House, Kelling

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Pointens



18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk | www.pointens.co.uk

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Craft Hill House, The Street, Kelling, Norfolk NR25 7EL

Norwich 26 miles, Blakeney 5 miles

Holt 3 miles

An exceptional detached coastal home surrounded by gently undulating countryside. Kelling village nestles in an area designated as an Area of Outstanding Natural Beauty and sits in arguably one of the prettiest pockets of countryside Norfolk has to offer.

£2,975 Per Calendar Month



The Property

The property offered for rent is situated in the heart of Kelling village in an enviable location with views over the gentle rolling countryside that surrounds the property and is farmed by the neighbouring Kelling Estate. This breath taking area of Norfolk has many hidden gems to include award winning beaches, historic stately homes, untouched nature reserves and the Poppy Line steam railway. Craft Hill House is an exceptionally well appointed and spacious detached period home offering wonderfully versatile accommodation briefly comprising an entrance porch, entrance hall, a well fitted out kitchen, a large utility room, a triple aspect sitting room, a snug and a drawing room, shower room and cloakroom. On the first floor, a landing leads to a master bedroom with en suite facilities, three further bedrooms and a family bathroom. The property enjoys the benefit of oil fired central heating throughout and sealed unit double glazing. Outside, the property enjoys extensive off street parking and wonderful mature gardens surround the house on three sides.

Location

Kelling is a quintessential North Norfolk coastal village with a wide range of traditional brick and flint cottages set amongst gently rolling countryside. Within the village is a tea room, bookshop and gallery and a popular primary school. A pathway from The Street leads down to the village's beach and in turn to the coastal pathway which offers 83 miles of wonderful walks. Just a short walk from this property is the 4 star Pheasant Hotel and Restaurant. The North Norfolk coast is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. Offering a wide variety of facilities, there is particularly good walking, bird watching, golfing and sailing available. The town of Holt is around three miles away and is one of the most highly regarded market towns in the county boasting many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Holt is also home to the renowned Gresham's Pre-preparatory, Preparatory and Senior Schools. The cathedral city of Norwich is approximately twenty miles distant and has a main rail link to London Liverpool Street and an international airport.

Directions

Leave Holt via the Cromer Road. Proceed past the garage and take the next left hand turning into Kelling Road. Leave Holt and proceed for around one mile, take the first left hand turning (off a sharp right hand bend) signposted Kelling. Proceed into Kelling village and the property will be found on your right hand side after around 150 yards.

Accommodation

The accommodation comprises -

Front door leading to:-

Entrance Porch

Radiator.

Entrance Hall

Radiator. Staircase to first floor.

Sitting Room (14'9 x 13'10, triple aspect)

Open red brick fireplace housing a wood burner. Radiator. Television point.

Kitchen (17' x 13')

Extensive range of base units with work surfaces over. Fitted dishwasher. Fridge/ freezer. Cooking range. Extractor hood. Inset one and half bowl sink unit with mixer tap. Range of matching wall units. Radiator. Second staircase to first floor.

Study (12'3 x 9'9, double aspect)

Telephone point. Radiator.

Snug (13'4 x 11', double aspect)

Radiator. Fitted cupboards and shelving.

Drawing Room (25'10 x 13', triple aspect)

Television point. Open red brick fireplace, two radiators. Double doors leading to the rear garden.

Utility Room (16' x 12'10)

Range of base units with work surfaces over. Worcester Bosch boiler for central heating and domestic hot water. Butler sink. Washing machine and tumble drier. Door to rear garden.

Cloakroom

Pedestal washbasin. WC. Radiator.

Shower Room

Fitted shower. WC. Heated towel rail. Fully tiled walls and floor.

General Information

First Floor Landing, leading to:

Bedroom One (12'9 x 12'2, double aspect)

Radiator, fitted wardrobe.

En suite

Panelled bath, WC, pedestal washbasin, shower cubicle. Heated towel rail.

Bedroom Two (11'6 x 10')

Radiator. Fitted wardrobe and shelving.

Bedroom Three (14'2 x 10')

Radiator. Shelved cupboard and fitted wardrobe.

Bedroom Four (13' x 9')

Radiator. Fitted cupboards and shelving.

Family Bathroom

Panelled bath with fitted shower and shower screen over. WC. Pedestal washbasin. Heated towel rail.

Curtilage

The property is approached over a gravelled driveway providing ample off street parking for several vehicles. To the northern side of the property there is a grassed garden area with various inset mature trees. There is also a further grassed area behind the property together with a patio area, mature trees, a wooden garden shed and this is part walled.

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 [rightmove.co.uk](https://www.rightmove.co.uk)
The UK's number one property website

Rent: £3500 per calendar month, payable in advance.

Type of Let: Unfurnished assured short hold tenancy.

Damage Deposit: £4038 refunded at the end of the tenancy if no claim is justified.

Services: Tenants will be responsible for all services and council tax.

Council Tax Band: F

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

References required: Bank, employment and present or previous landlord if applicable. We also carry out a credit check.

Fees: There will be a £800 holding deposit, the latter being refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets will be considered.

Availability: This property is available from May 2024.

Term and length of tenancy: Unfurnished assured short hold tenancy, initially 12 months.

Viewings: Through the agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H30943L.

Important Notice

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