



THE STORY OF

Ash Vale

High Kelling, Norfolk

SOWERBYS



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Ash Vale

High Kelling, Norfolk
NR25 6RA

Established Detached Residence

Four Double Bedrooms

Modern Fitted Kitchen/Dining Room

25' Triple Aspect Sitting Room

Substantial Detached Garage and Workshop

Glorious Gardens of 0.4 Acres (STMS)

Prime Residential Location

Private Road Setting

Close to Holt and Coastline

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“...well-proportioned accommodation that is balanced, versatile and very well maintained...”

A distinguished home set in glorious and mature grounds and nestled within a private road setting close to Holt and the coastline.

Ash Vale is a much-loved family home, which has been enhanced and maintained thoroughly over the years with great care and attention, along with a glorious garden plot that has been meticulously cultivated and enjoyed.

Commanding a prime residential location on Vale Road, this individual residence enjoys the serenity and discretion of High Keling along with the conveniences of Holt and of course the wonderful coastline and country of north Norfolk.

A solid built home, Ash Vale boasts well-proportioned accommodation that is balanced, versatile and very well maintained throughout.





Set over two floors and with a substantial detached outbuilding, the floor space extends to over 2300 Sq. Ft. A front porch opens to the main hall with a staircase rising to the first floor. A 25' triple aspect sitting room enjoys wonderful vistas over the gardens along with french doors onto a southwest facing sun terrace.

A modern and stylish kitchen/dining room features extensive cabinetry capped in granite worktops and a suite of integrated appliances whilst double doors open through to a formal dining room. Off the kitchen is a guest WC and access to the rear garden.



The first floor consists of four balanced, double bedrooms with the principal bedroom boasting extensive fitted furniture. A family sized bathroom and separate shower room serve the bedrooms, whilst a spacious landing features a wealth of practical storage space.





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.
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Ash Vale commands a striking pose on its 0.4 acre (STSM) plot with a sweeping carriage driveway to the front providing extensive off-road parking. The wide frontage provides a private area that is adorned with mature soft landscaping to create a colourful and well-screened outlook.

A substantial, brick built double garage and workshop provides extensive ancillary space, whilst cleverly incorporating a covered seating area looking out of the gardens.

“Glorious Grounds immersed in a private road setting so close to Holt and the coastline”

The wonderful gardens wrap around on all sides of the property to create a magical haven to enjoy. A paved sun terrace looks out over rolling lawns whilst an abundance of flowering beds and established shrubs provide waves of colour and shape. The garden is bordered with a fine selection of trees and mature hedgerow to create a highly private and discreet environment.

A summer house commands a perfect spot in the garden to enjoy quiet reflection whilst a potting shed provides all the preparation space needed for the greenest fingered of gardeners. An area is set aside in one corner for practical space and garden management.



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 II 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



“The wonderful gardens wrap around on all sides of the property to create a magical haven to enjoy.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref: 5400-5422-1009-1827-3206

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: ///states.averts.revised

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