



# YORK HOUSE

Bernard Road, High Kelling, Norfolk, NR25 6RB  
Guide Price £775,000

**BROWN & CO**  
COCKERTONS





# YORK HOUSE

Bernard Road, High Kelling, Norfolk, NR25 6RB

## DESCRIPTION

York House is a detached residence tucked away at the end of a private road in the popular village of High Kelling. The property is approached via a private driveway providing ample off road parking. The delightful, mature private garden grounds are a wonderful feature of this property offering a fabulous entertaining space and boasts a formal lawned garden, wild garden, a large summerhouse decorated and carpeted throughout with power and light, a large shed and a variety of mature trees, shrubs and plants.

York House has been fully renovated to a high standard by the current owners and offers two reception rooms, a large open plan kitchen/dining room, utility room and cloakroom on the ground floor together with three double bedrooms and a family bathroom on the first floor. The property sits on a large private wooded plot and offers extremely flexible accommodation.

## LOCATION

High Kelling is on the North Norfolk coast in an area of outstanding natural beauty. The area is famous for its wonderful coastline, wildlife and scenery. Blakeney, Cley and the Georgian town of Holt are close by with superb walking, golfing, sailing and bird watching activities. The attractive village of High Kelling has its own Post Office/Store, Social Centre and Doctors Surgery.

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and close to this property, originally founded in 1515 it provides pre-prep, prep and senior schools. The cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.







## SPECIFICATION

- Detached House
- Situated in a popular Village Location
- Tucked away at the end of a Private Road
- Gated Entrance
- Ample Off Road Parking
- Mature Garden Grounds
- Large Wooded Plot of 0.5 acres (stms)
- Potential to Extend (subject to planning)
- Fully Renovated Throughout to a High Standard
- Double Glazing & Gas Central Heating
- Large Open Plan Kitchen/Dining Room
- Two Reception Rooms
- Utility Room
- Cloakroom
- Three Double Bedrooms
- Family Bathroom
- Summerhouse & Large Shed

## GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

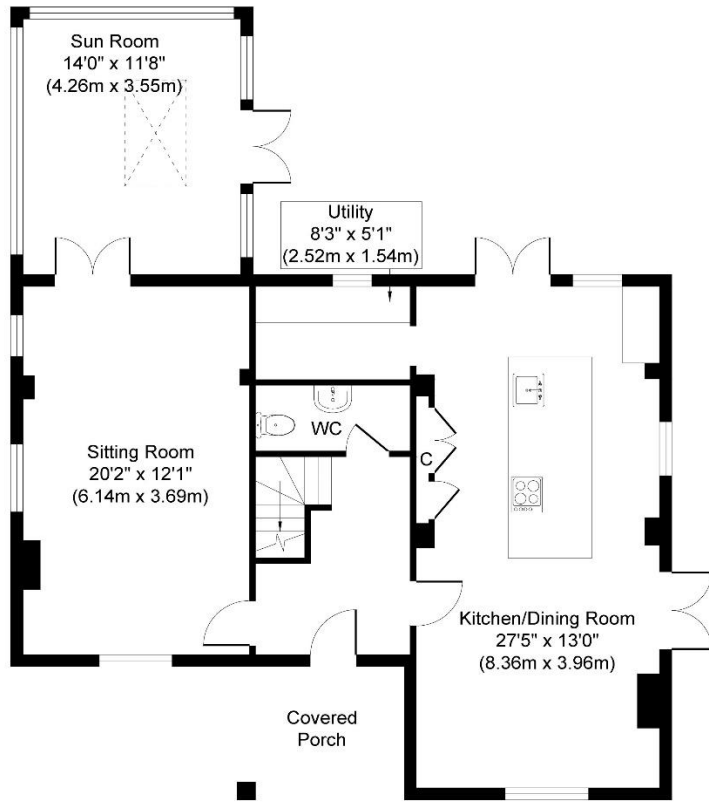
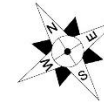




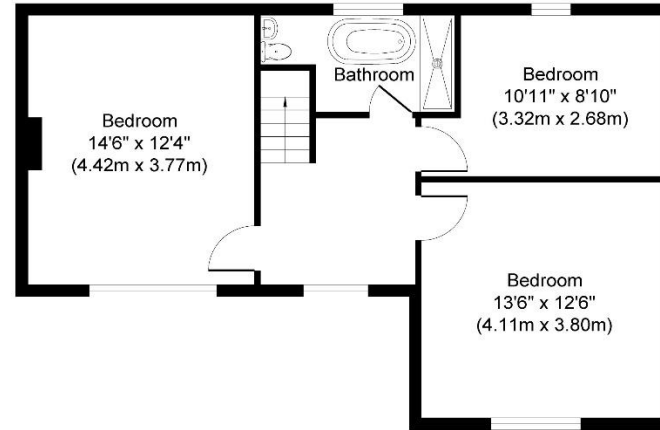








**Ground Floor**  
**Approximate Floor Area**  
**947 sq. ft**  
**(87.94 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**596 sq. ft**  
**(55.35 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in XXXXXXXX.