



THE STORY OF

Deerfield

High Kelling, Norfolk

SOWERBYS



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Deerfield

Bridge Road, High Kelling
Norfolk, NR25 6QT

Contemporary Detached Home

Stunning Interior Design

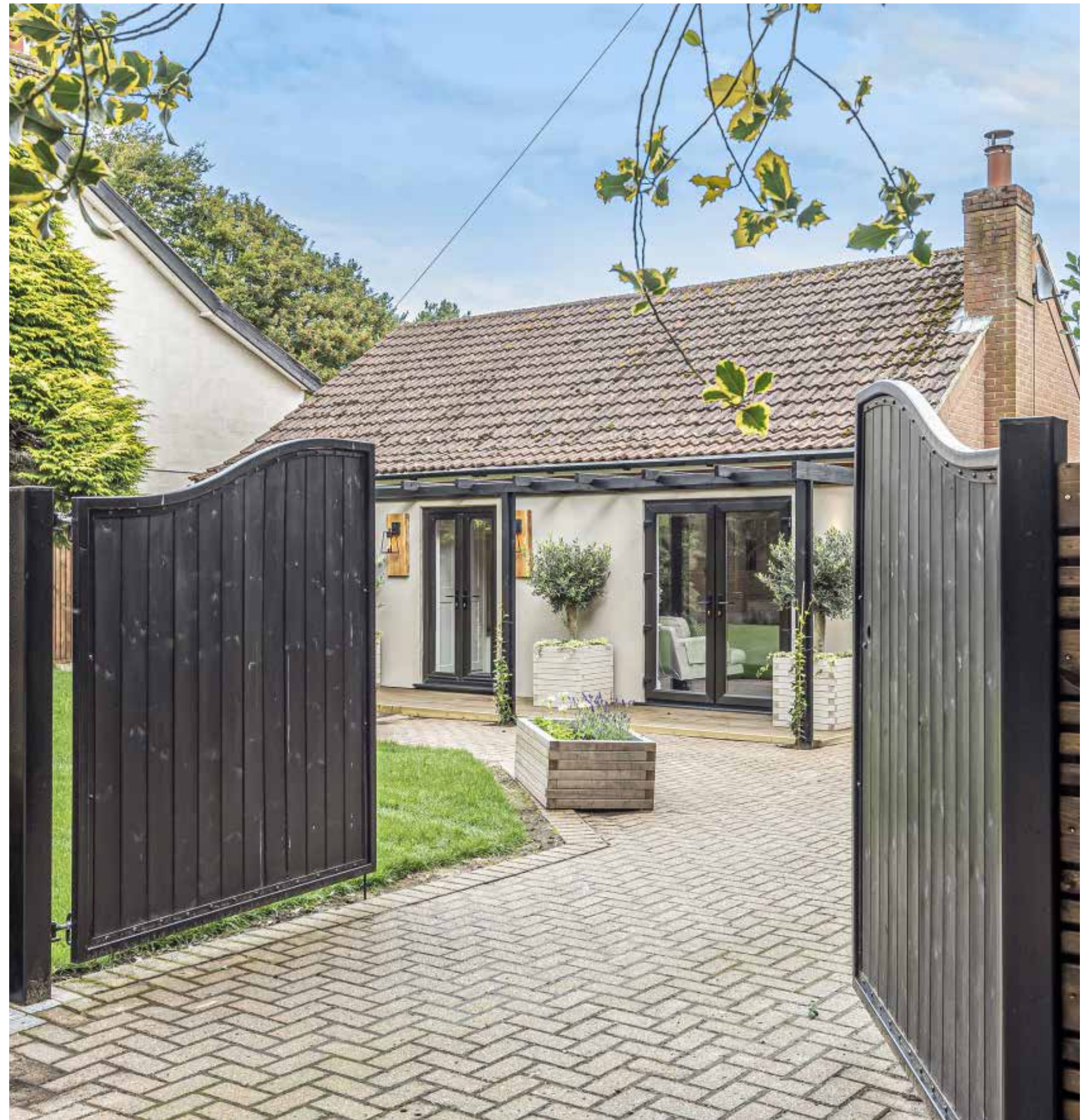
Luxurious Kitchen and Bathrooms

Three En-Suite Bedrooms

Superb Countryside Views

Ideal Semi-Rural Location

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This spacious home covers approximately 1700 sq. ft and is all on one level. It includes a central reception hall with a cloakroom and study, a lovely main reception room that offers both a formal entertaining space and cosy nooks, a beautifully crafted kitchen with classic shaker-style cabinets, white stone tops, fitted appliances, and a walk-in pantry.

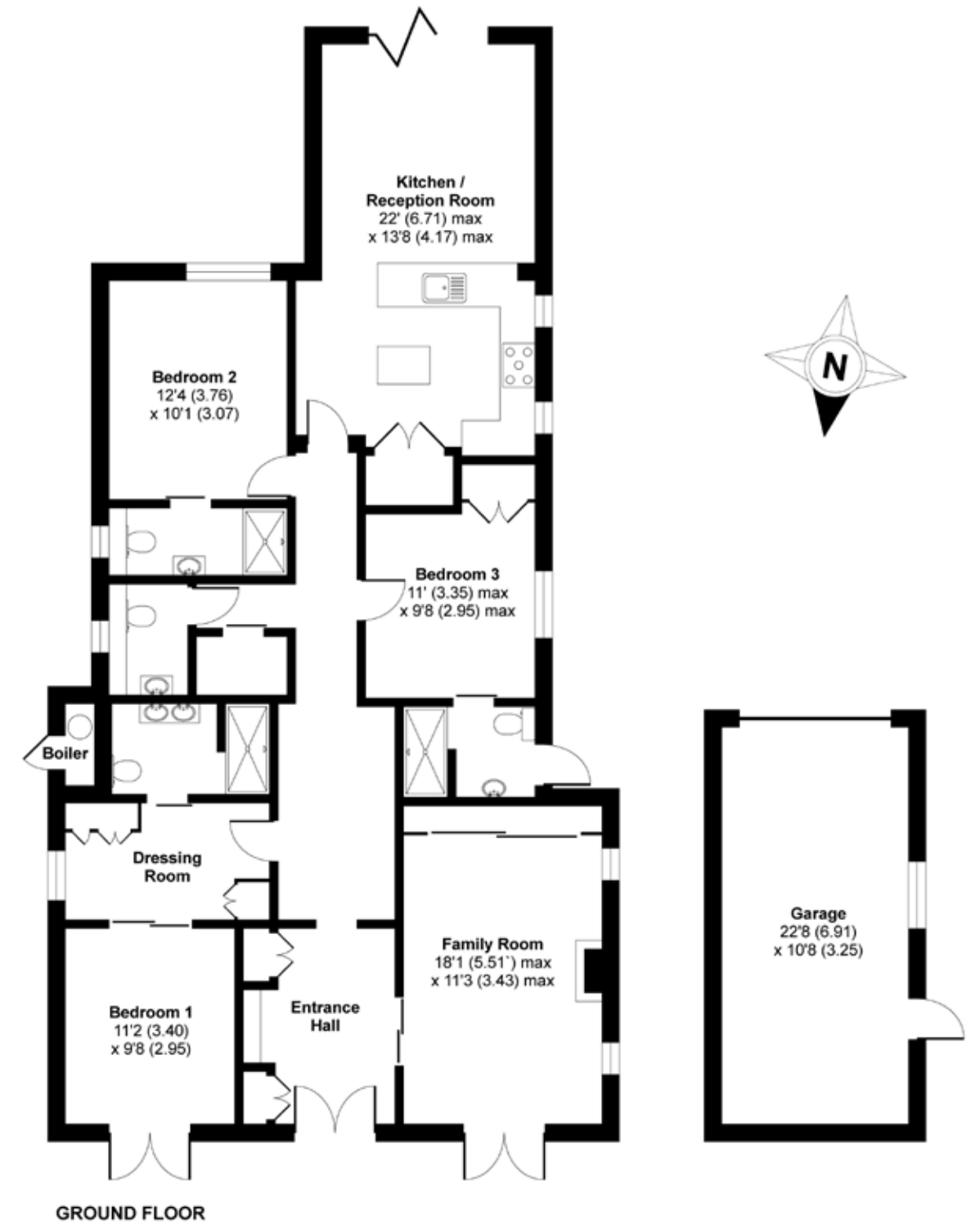
The kitchen is open-plan to an impressive living area with bi-fold doors that open onto a decked terrace with countryside views. The quality, style, and comfort continues into the bedroom areas, which include a luxurious principal suite with French doors onto a terrace, a fitted dressing room, and a beautiful en-suite. There are also two further double bedrooms, each with their own en-suite, as well as a guest WC.

Deerfield is surrounded by landscaped gardens and high privacy gates, creating a tranquil environment, perfect for relaxation or outdoor entertaining. The gardens include decked terraces, shaped lawns, and a garden pavilion overlooking open countryside. At the front, the property features a spacious block paved driveway with secure parking and access to a detached garage. Although discreetly located in a semi-rural area, the property is less than two miles from the centre of Holt. Countryside walks are available right on the doorstep, and the beautiful North Norfolk coastline is less than three miles away.



A beautifully seamless
flow throughout...





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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High Kelling

QUAINT VILLAGE WITH SCENIC VIEWS AND CHARMING COTTAGES.



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.



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



“There are some of the most gorgeous sunsets in the large North Norfolk skies.”

Salthouse Beach.



SERVICES CONNECTED

Mains water and electricity. Private drainage, Oil-fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///rent.brotherly.closer

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SOWERBYS

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for the homeless

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Norfolk and
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