

**INTRODUCING  
HAWTHORN HOUSE**



**WARREN FARM  
BARN S**

**HOMES BY**



**THE KELLING ESTATE**



INTRODUCING

# Hawthorn House

Warren Farm Barns, Warren Road, High Kelling, Norfolk  
NR25 6QU

Tranquil Countryside Setting

Three Extensive Double Bedrooms with En-Suite Facilities

Elegant Reception Space

Bespoke Contemporary Finish

Exquisite Fitted Kitchen

Direct Access to Wonderful North Norfolk  
Walks and Short Drive to the Coast

Car Port and Parking

Two Separate Generously Sized Turfed Gardens

Beautifully Finished Throughout with  
Exceptional Attention to Detail

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“...this idyllic family home blends modern living with a bespoke finish...”

Warren Farm Barns is an exclusive collection of six new barn-style homes, set in one of North Norfolk's most prestigious locations, The Kelling Estate.

Surrounded by more than 2,000 acres of farmland, woodland and open countryside, Warren Farm Barns makes for the most idyllic spot to call home.

Designed with their natural surroundings in mind, dramatic open skies and spectacular landscapes invite the delights of North Norfolk inside.

Built to the highest standard, with close attention to detail, offering the comfort of a newly built home whilst enjoying converted barn style architecture.

Whether it be an autumnal walk with the dogs in tow, enjoying sea views along the way, summer days on the beach, or perhaps an afternoon trip to the beautiful market town of Holt, Warren Farm Barns is the perfect place to start your next chapter...





Nestled in the tranquil Kelling Estate, Hawthorn House is an executive three-bedroom barn conversion exuding contemporary elegance. Spanning two floors, this idyllic family home blends modern living with a bespoke finish, offering space to grow and picturesque views.

Welcome family and friends into the grand entrance hall and host gatherings year round in the exceptionally equipped kitchen/ dining space, overlooking the rear patio and garden via bi-fold doors and the sprawling countryside beyond. A separate utility room provides additional convenience, with space for a washing machine and tumble dryer. The formal sitting room, bathed in natural light from dual aspect windows, offers a retreat at the end of a hectic day, featuring bi-fold doors to an additional patio and enclosed garden. A cloakroom with wash basin and WC completes the ground floor.

The principal bedroom offers a sanctuary with stunning countryside views and an en-suite with shower over bath. Whether you're a growing family or hosting loved ones, the second and third bedrooms offer privacy and space, both with en-suites featuring walk-in showers.

The impressive driveway leads to a carport for four vehicles. The enclosed gardens, with newly laid turf, patios, and mature shrubbery, provide a serene retreat. Surrounded by North Norfolk's beautiful countryside, enjoy nearby walking trails and the coastline straight from your door.





# The Specification

## Construction & Exterior Finishes

- Exteriors are a combination of Imperial Reclamation Shire blend brick, cobble flint and Abodo Vulcan rain screen cladding
- High grade cavity wall construction, with structural steel elements and roof trusses
- Beam and Block ground floor and posi-joist first floor
- Tiled roof with aluminium powder coated guttering
- Bespoke aluminium windows, doors and side panels in anthracite
- Spray tar shingle driveway
- Foras Y30 York paved patio area
- Turfed garden
- Brick weave carport and hard standing
- Willow fencing and newly planted mature hedging
- Corten woven steel fencing
- Exterior down lighting
- Lighting and power to carport
- Outside tap

## Interior Finishes

- Interior painted in neutral colours throughout
- Solid oak shaker style doors
- Chrome ironmongery
- Torus moulded skirting and architrave
- Foras elder desert floor tiling in the kitchen, hallways, and bathrooms
- Carpet to living areas, first floor and bedrooms
- LED down lights and pendants provided

## Kitchen & Utility/Boot Room

- Bespoke fully fitted shaker style cupboards with solid rigid cabinets
- Solid quartz worktops and upstands
- Undermounted ceramic sinks
- Superior grade Bosch appliances

- including dishwasher, double ovens, induction hob with integrated downdraft extractor, fridge, freezer and warming draws
- Quooker polished chrome hot tap

## Bathrooms

- Contemporary fully furnished bathroom suites with chrome fittings
- Electric towel rails to bathroom and en-suites
- Fully tiled shower enclosures with glass shower doors/screens

## General Information

- 10 year Build Zone warranty
- Mitsubishi air source heat pump serving hot water, underfloor heating to ground floor, radiators to first floor
- Heating to bathrooms by electric floor matting
- TV and BT points with superfast fibre connection
- Alarm system
- Central heating, appliances and fenestration guaranteed



Outbuilding  
Approximate Floor Area  
810 sq. ft  
(75.25 sq. m)



First Floor  
Approximate Floor Area  
971 sq. ft  
(90.25 sq. m)



Ground Floor  
Approximate Floor Area  
971 sq. ft  
(90.25 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



If you enjoy hiking or cycling then High Kelling is an area you'd love to visit, surrounded by many hidden gems waiting to be explored.

The village is ideally located for access to the north Norfolk coast, with miles of unspoilt coastline, and offers a post office, doctors surgery and dentist.

Less than 3 miles away, a strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770. Lose yourself for an hour browsing the aisles and filling your basket with fine food from around the world

along with local artisan producers and even the store's own range of tasty treats.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



*Note from Sowerbys*



“Enjoy nearby walking trails and the coastline straight from your door.”

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## SERVICES CONNECTED

Mains water and electric. Mains drainage, connected via pumping station.  
Underfloor heating via an air source heat pump.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

B. Ref:- 3437-8430-8309-0113-1226

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: ///charmingly.mentioned.looked

## AGENT'S NOTE

Please enquire with branch for management charge information.  
The furnishings in the photographs do not form part of the sale.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



# SOWERBYS

Land & New Homes Specialists

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