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THE STORY OF

# Kings Barn

*Kelling, Norfolk*

SOWERBYS



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# Kings Barn

Salthouse Road, Kelling  
Norfolk, NR25 7ED

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Unique Barn Conversion

Vaulted and Beamed Ceilings with  
Architectural and Decorative Features

In-Frame Shaker Kitchen

Sumptuous Living Space

Four Double Bedrooms

Detached Double Garage and Workshop

Wonderful Landscaped Gardens

Prime Coastal Village Position

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**SOWERBYS HOLT OFFICE**

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A distinguished and highly individual home, Kings Barn was created within the intricate walls of an historic Norfolk barn and embraces the unique architecture and features it has to offer throughout.

Set over two floors and extending to around 2,500sq ft. the accommodation flows effortlessly through the intricate shapes of the barn to create magnificent living space, intimate bedrooms and a wealth of functionality.

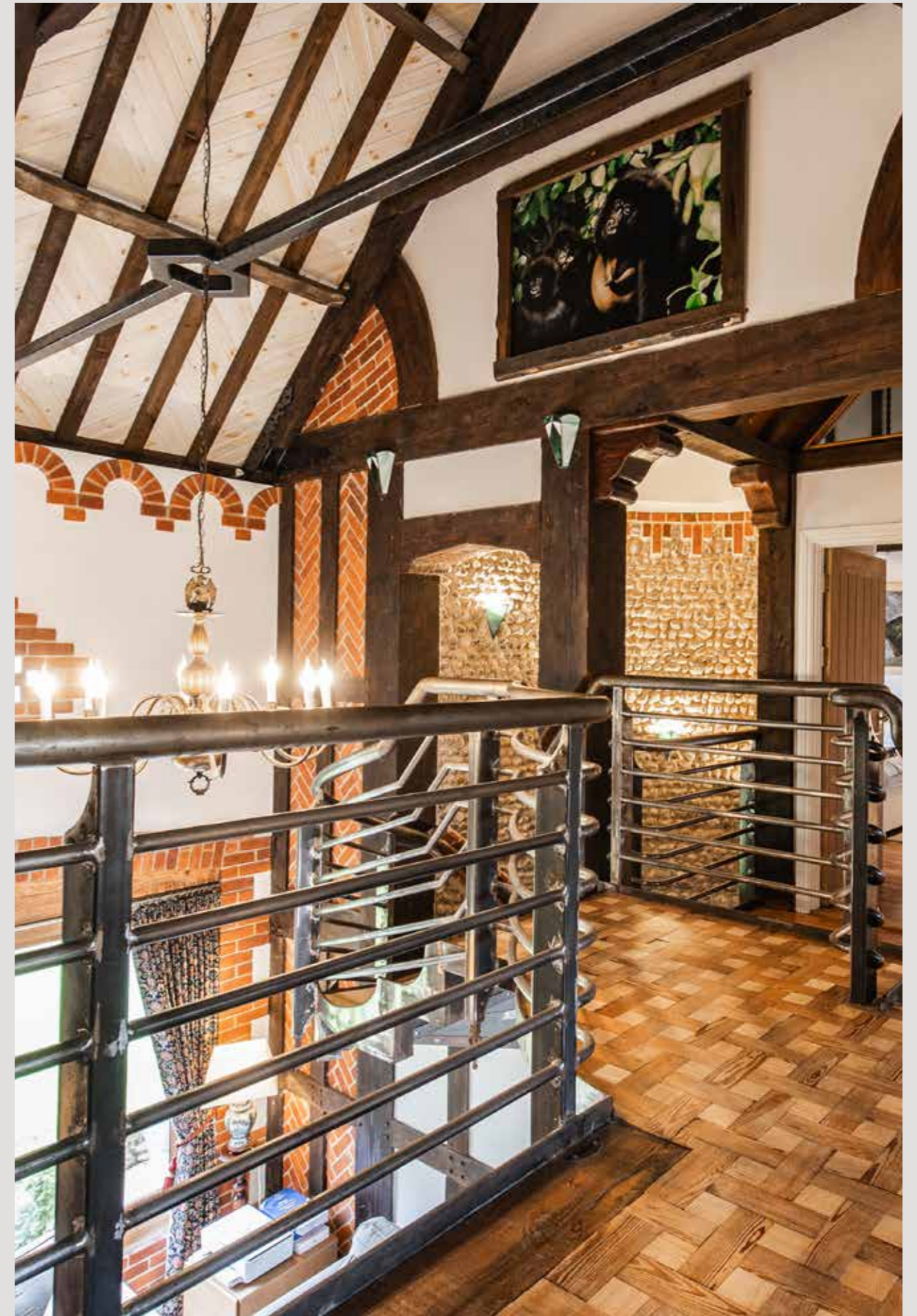
Central to the barn is a wonderful, open-plan living area that cleverly combines a dining area and sitting room to provide not only exceptional entertaining space but a warm and cosy environment. The dining area features exposed beams to the ceiling and wide, bi-fold doors leading onto a south-facing terrace and gardens. The sitting room is a real feast for the eye with double-height ceilings that create a decadent atmosphere, whilst an ornate brick fireplace with a wood-burner, intricate exposed beams, and highly decorative wall panels provide warmth and comfort.

Away from the central living space is a charming snug/family room. A place to rest and hunker down on a winters evening with the wood-burner roaring. This delightful room enjoys a dual aspect over the gardens with french doors onto a west-facing terrace.

The kitchen/breakfast room provides the perfect sociable hub for the barn and features robust, in-frame Shaker-style cabinetry topped with granite worktops along with a suite of integral appliances. This generous space allows for an informal dining area set under a vaulted and beamed ceiling. Adjacent to the kitchen is a utility/laundry room as well as a guest WC. The ground floor accommodation is completed by a highly versatile and accessible bedroom. Above the bedroom is a small mezzanine area for occasional use and storage.



The double aspect view over the pond and garden from the dining hall is very special...





A truly magnificent staircase leads to the first-floor landing and features a highly decorative steel balustrade and concave flint walls. The landing area is dominated by the impressive ceilings that rise to the apex of the barns roof. A unique patchwork, parquet floor adorns the landing whilst views over the living area add drama to this immense space.



The first floor features three highly individual bedrooms each packed with ornate detail. The principal bedroom is a real show stopper with vaulted ceilings, exposed flint walls, and distinctive angled windows. This wonderful bedroom is served by an en-suite shower room. Both bedrooms two and three are generously proportioned and are served by a sumptuous family-sized bathroom.





Kings Barn is set in glorious, landscaped gardens that have been beautifully designed to create a magical environment.

On the south side of the barn, a terraced garden fully enclosed by flint walls is a haven in the sun, featuring banks of colourful shrub and flowering beds set around an ornamental Koi pond.

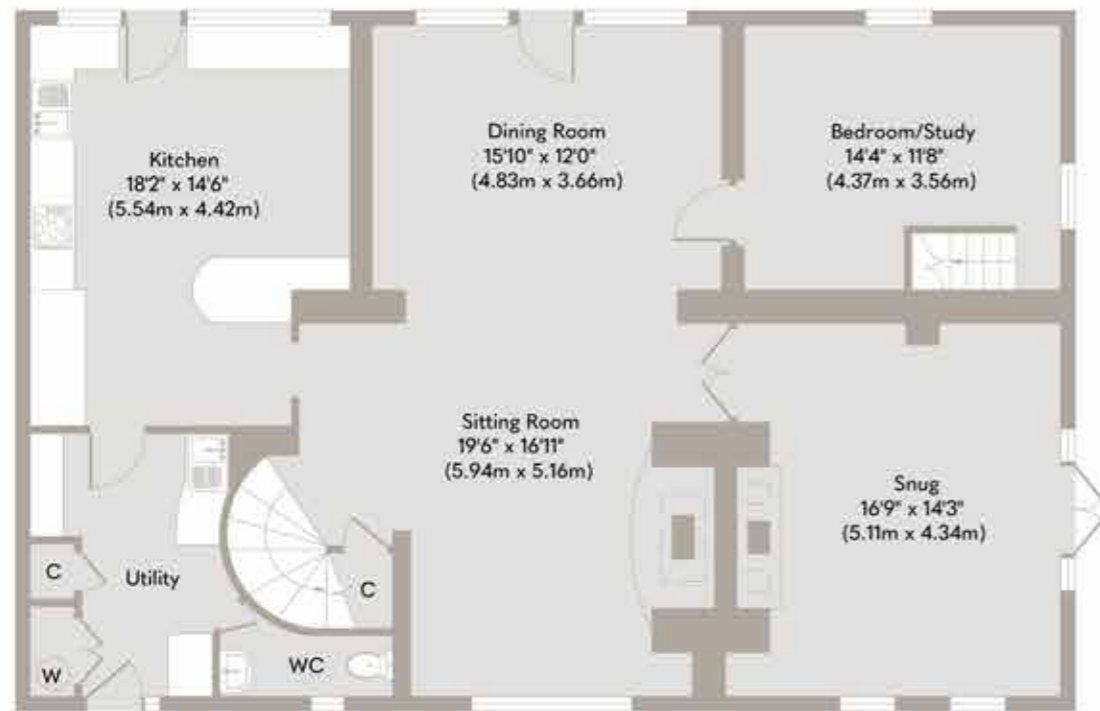
To the rear of the barn a lawned garden that provides a discreet and enclosed space that wraps around on two sides of the building with block paved terracing and established soft landscaping. A quiet corner features raised beds for herbs and vegetables along with a timber framed potting shed.

On the west elevation of the barn is a wonderful, coastal themed arid garden enclosed by curved flint walls.

A private, carriage driveway and courtyard area provides ample off-road parking, and access to a detached, brick and flint double garage and attached workshop. The garage features power and lighting along with electrically operated door and EV charging points.

Located in the pretty coastal village of Kelling, Kings Barn commands an enviable coastal position and just a short stroll to the rugged beach and coastline.





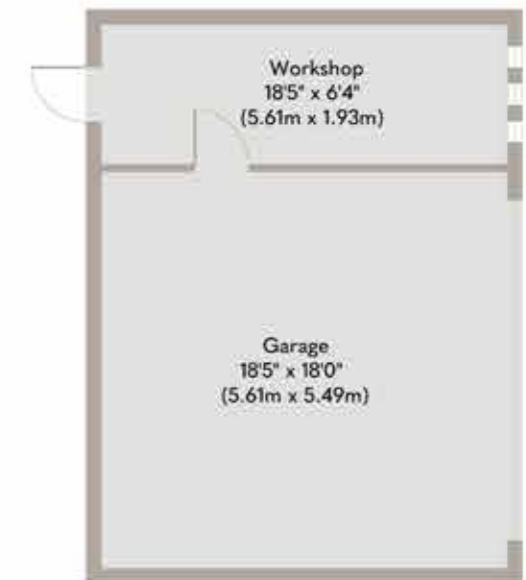
**Ground Floor**  
 Approximate Floor Area  
 1,419 sq. ft  
 (131.87 sq. m)



**First Floor**  
 Approximate Floor Area  
 893 sq. ft  
 (82.93 sq. m)



**First Floor**  
 Approximate Floor Area  
 161 sq. ft  
 (14.98 sq. m)



**Garage**  
 Approximate Floor Area  
 454 sq. ft  
 (42.20 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. Copyright V360 Ltd 2023 | www.houseviz.com

# Kelling

WHERE RURAL CHARM MEETS  
COASTAL ADVENTURE

A charming village located on the North Norfolk coast, Kelling encapsulates the essence of rural English life, while being just a short distance from the bustling market town of Holt.

The village is surrounded by lush countryside and is a gateway to the stunning North Norfolk Coast. Kelling Heath, a nearby nature reserve, offers miles of walking and cycling paths, ideal for outdoor enthusiasts and families who enjoy exploring nature. The proximity to the coastline means residents can easily visit the picturesque beaches of Sheringham or Cromer, perfect for seaside outings.

While Kelling itself is quiet, it offers some essential amenities for everyday needs and a traditional pub for dining and socializing. For more extensive shopping, dining, and entertainment options, residents can easily travel to nearby Holt.

Holt is famous for its mix of independent shops and boutiques, offering a unique retail experience. From art galleries to specialty food shops, there is something for everyone. The town also features an array of cafés, restaurants, and pubs, making it a lovely spot for dining out or enjoying a casual coffee.

Kelling is well-connected by road, with the A148 providing easy access to both Sheringham and Holt. The local train station in Sheringham is just a short drive away, offering regular services to Norwich and beyond, making commuting straightforward for those who work in the city.

Living in Kelling, offers a unique blend of rural tranquillity and accessibility to the lively town of Holt. Whether you are drawn to the picturesque natural surroundings, the sense of community, or the vibrant cultural scene in Holt, this area has something for everyone.



## Note from the Vendor



Kelling.

“There are so many beautiful walks to the beach, forests and coastal villages...”



### SERVICES CONNECTED

Mains water, electricity and drainage. Air-source central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

G. Ref:- 6130-8529-5009-0388-1292

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: ///workroom.tops.reframe

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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