



Sea View Cottage, Kelling

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Independent Estate Agents

**Pointens**









**Sea View Cottage, Weybourne Road,  
Kelling, Norfolk NR25 7EF**

Holt 3 miles, Blakeney 5 miles  
Norwich 27 miles

Nestled in arguably one of the prettiest pockets of countryside in North Norfolk, this unique coastal home enjoys uninterrupted views over the gently rolling farmland of the adjoining Kelling Estate and to the sea beyond.

**GUIDE PRICE £499,950**



### The Property

The property offered for sale is an interesting three storey period property with attached single storey converted barns providing the majority of the accommodation. Situated on the coast road, the property enjoys wonderful rear views to the southern aspect and to the north are fine rural views with the sea in the distance. Opposite the cottage a footpath gives easy access to Kelling beach and the extensive coastal walks. Refurbished in recent years to a high standard and retaining the many character features, the extremely well appointed accommodation briefly comprises an entrance canopy, a conservatory, a sitting room with a vaulted ceiling and a multi-fuel burner, a dining room with a heavily beamed ceiling, a ground floor bedroom, a kitchen and a bathroom. On the first floor there are two further bedrooms and a shower room and on the second floor is a fourth bedroom. Outside, the property has ample off-street parking and a detached brick and tile garage. To the rear of the property is a south facing two-tiered and part walled garden which is mainly laid to lawn.

### Location

Kelling is a quintessential North Norfolk coastal village with a wide range of traditional brick and flint cottages set amongst gently rolling countryside. The North Norfolk coast is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. Offering a wide variety of facilities there is particularly good walking, birdwatching, golfing and sailing available. The town of Holt is around two miles away and is one the most highly regarded market towns in the county boasting many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Holt is also home to the renowned Gresham's Pre-preparatory, Preparatory and Senior Schools. The cathedral city of Norwich is approximately twenty six miles distant and has a main rail link to London Liverpool Street and an international airport.

### Directions

Leave Holt via the Cromer Road. Proceed past the garage and take the next left hand turning into the Kelling Road. Leave Holt and proceed for around one mile, take the first left hand turning (off a sharp right hand bend) signposted Kelling. Proceed into Kelling village and at the T junction with coast road turn right towards Weybourne. The property will be found after a short distance on the right hand side identified by a Pointens for sale board.

### Accommodation

The accommodation comprises:

Double doors, leading to -

#### Garden Room (14' x 13'4 max)

Tiled floor. Fitted blinds. This room looks directly over the south facing garden.

#### Dining Room (14'8 x 12'6)

Open fireplace housing a woodburner. Radiator. Vaulted and timbered ceiling. Staircase to first floor with cupboard under. Tiled floor. Opening to -

#### Kitchen (16'9 x 6', double aspect)

Range of modern fitted base units incorporating a dishwasher, a double oven, an electric surface hob with extractor hood over. Fitted fridge and freezer. Plumbing for automatic washing machine. Corian work surfaces over, inset single drainer sink with mixer tap. Tiled splashbacks. Wall unit. Pamment floor.

#### Sitting Room (12'6 x 10'8, double aspect)

Radiator. Vaulted and timbered ceiling. Television and telephone point. Door to rear garden.

#### Bathroom

White suite comprising panelled bath with mixer tap and shower attachment. Vanity unit with washbasin and mixer tap over. Wc. Radiator. Tiled splashbacks. Ceiling beam. Shelved cupboard. Pamment floor.

#### Study/Bedroom 4(16'6 x 10'6 max)

Radiator.

#### First Floor

##### Landing

Staircase to second floor.

#### Bedroom One (13'8 x 10'8, max)

Radiator. Understair cupboard.

### **Bedroom Two (11'7 x 7')**

Radiator. Uninterrupted views over the farmland of The Kelling Estate with the sea on the horizon. Three fitted high level cupboards.

### **Shower Room**

White suite comprising a tiled shower cubicle with fitted shower, wc, radiator. Stainless steel heated towel rail. Light with electric shaver point. Fully tiled walls.

### **Second Floor**

#### **Bedroom Three (12'5 x 10'2, max)**

Exposed vaulted ceiling with ceiling beams. Radiator. Uninterrupted views to the rear aspect over The Kelling Estate.

### **Curtilage**

The property is approached over a concrete driveway leading to a brick and flint garage (17'10 x 14'2) with up and over door, personal door, electric power and light. Also to the front of the property is a small lawned garden. A pedestrian gate leads to the very private and good size south facing rear garden which is mostly laid to lawn with various inset flower and shrub beds and mature fruit trees. There is a patio area directly behind the property, a wooden summer house and a brick built log store. This is all enclosed by mature hedging.

### **General Information**

**Tenure:** Freehold

**Tax Band:** To be advised

**Energy Performance Certificate:** E

**Services:** Mains water, electricity and drainage are connected.

**Local Authority:** North Norfolk District Council: 01263 513811.

**Viewing:** Strictly via the sole agents, Pointens Estate Agents.

Telephone 01263 711880.

**Reference:** H31018

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

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