



PRICE GUIDE

£250,000

Bridge Road, High Kelling, Holt, NR25 6QT

Arnolds | Keys



THE PROPERTY

4 Bridge Cottages Bridge Road, High Kelling, Holt, NR25 6QT

Offered with no onward chain is this charming, cottage-style property offering beautifully presented accommodation throughout. Located on the edge of this village, close to the North Norfolk Steam Railway, this is an excellent opportunity to acquire a property that is equally suitable for both permanent or holiday use.

The property has oil-fired central heating throughout, but the jewel in the crown is the wonderful open view at the bottom of the garden. An ideal spot to relax and unwind. This is a property that must be viewed to be appreciated.



With its charm and character, added to the stunning open views at the rear, this is an excellent opportunity to those seeking a home away from the hustle and bustle. A place to relax yet within a short drive to Holt.



THE DETAILS

Property Details

REAR ENTRANCE PORCH

With part glazed entrance door, triplex roof, tiled floor, wall light, further part glazed door to:

KITCHEN

Fitted with a range of shaker-style base and wall cabinets with laminated work surfaces and complementary tiled splashbacks, inset stainless steel sink unit with cupboard beneath, inset electric hob with double oven beneath and filter hood above, space for undercounter fridge, radiator, window to rear. Door to:

CLOAKROOM

Stained glass window to rear, wall mounted cabinet, close coupled w.c., corner wash basin with tiled splashback, radiator, extractor fan.

DINING ROOM

Window to rear porch, period style fireplace (sealed) with tiled hearth, radiator, large understairs storage cupboard.

LOBBY

With stairs to first floor.

LOUNGE

With part-glazed door and window to front aspect, provision for TV, alcove with fitted shelving and storage cupboard, wood burning stove in fireplace recess with painted stone hearth and brass summer beam mantel, radiator.

FIRST FLOOR LANDING

With access to roof space.

BEDROOM 1

Radiator, two fitted cupboards, window to rear aspect, door and steps down to:

SHOWER ROOM

Corner shower enclosure, concealed cistern w.c., vanity wash basin with cupboard beneath, window to rear aspect, chrome heated towel rail.

BEDROOM 2

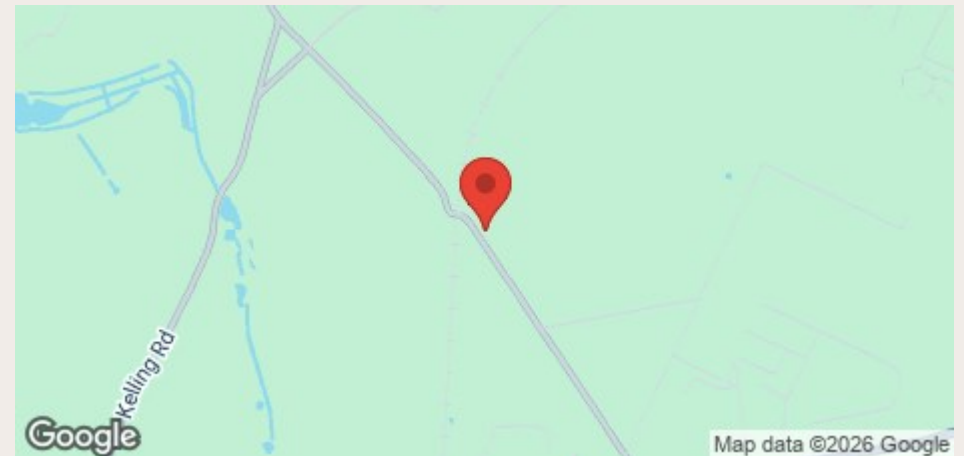
Window to front aspect, radiator, period fireplace (sealed), built-in cupboard.

OUTSIDE

To the front of the property is a small garden area with lawn, mature hedging and shingled path to the front door. The rear garden is approached over a shared right of way at the rear where there is a TIMBER GARDEN SHED. A gate then leads to the private garden which is attractively arranged with a lawned area, established shrubs, screened oil storage tank, close boarded fencing and a decking area at the bottom of the garden strategically placed to benefit from the stunning open views. There is informal parking in the small copse at the end of the terraced, but this is not a legal arrangement.

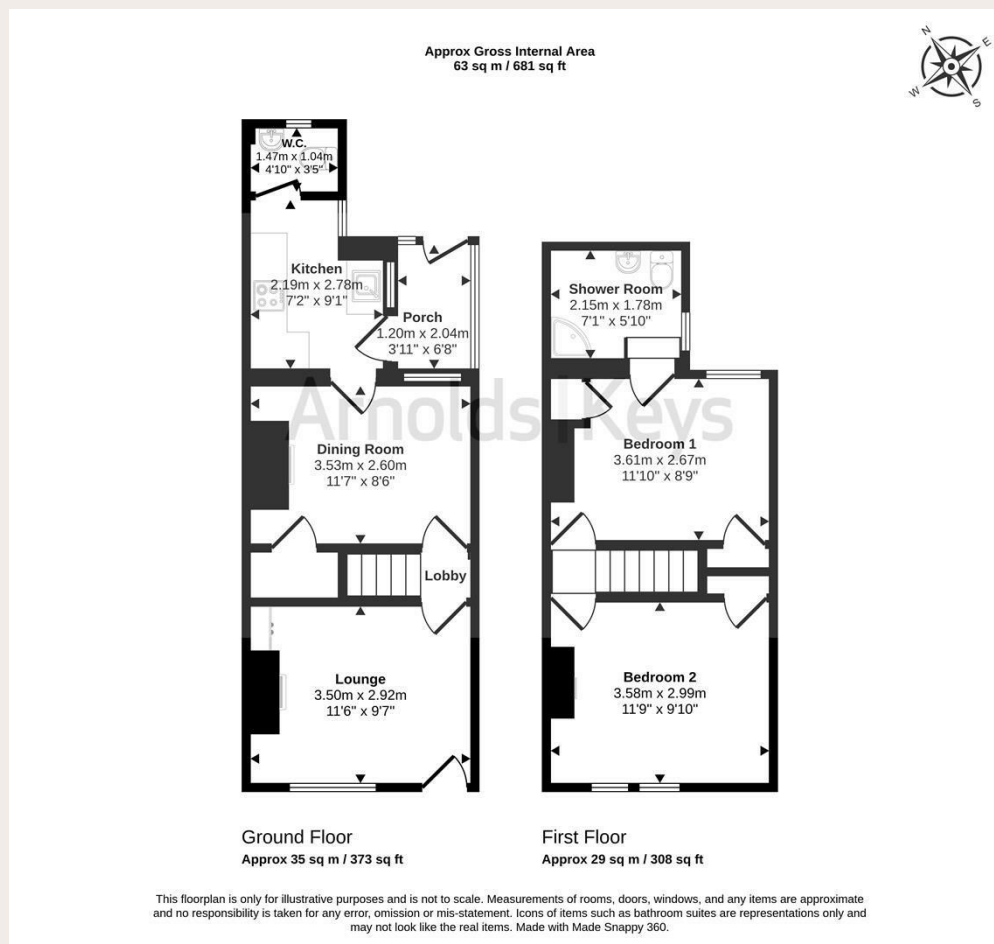
AGENTS NOTE

The property is freehold, has mains electricity and water connected. Drainage is to a septic tank within the rear garden.



Location

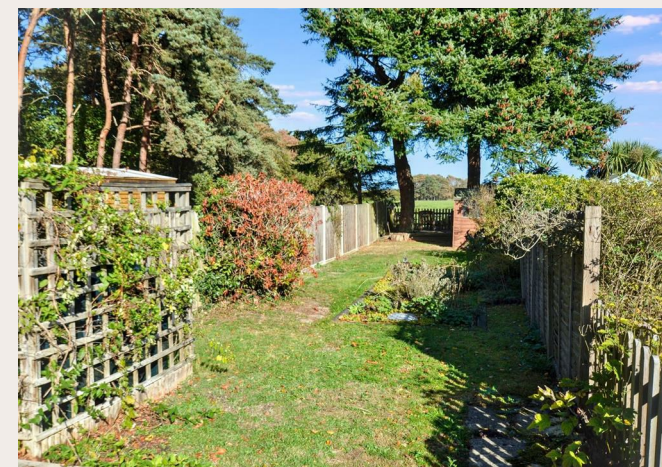
High Kelling is a picturesque village in North Norfolk, England, surrounded by woodland and rolling countryside. It is known for its quiet, rural character, attractive houses, and proximity to the coastal town of Holt. The village lies within the Norfolk Coast Area of Outstanding Natural Beauty, making it a popular area for walking and enjoying nature. High Kelling also has a strong connection with the North Norfolk Railway, which runs nearby.



Contact Us

11 Station Road, Sheringham, Norfolk, NR26 8RE
coastal@arnoldskeys.com
www.arnoldskeys.com
01263 822373

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250