



THE STORY OF

# Heatherwood

*High Kelling, Norfolk*

SOWERBYS



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# Heatherwood

High Kelling, Norfolk  
NR25 6RA

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Elegant Edwardian Home Full of  
Original Character and Charm

Beautifully Renovated with Stylish  
Contemporary Finishes

Accommodation Arranged Over Three Floors

Three/Four Bedrooms Including Top Floor Suite

Spacious Sitting Room, Snug and  
Light-Filled Garden Room

Stunning Shaker-Style Kitchen  
and Breakfast Room

Utility/Laundry Room and  
Ground Floor Cloakroom

Landscaped Gardens with Mature  
Planting and Woodland Backdrop

Private Road Position with  
Gravelled Off-Street Parking

Close To Holt, Gresham's School  
and the North Norfolk Coast

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Positioned along a private road within the desirable village of High Kelling, Heatherwood is a fine and elegant Edwardian residence of exceptional charm and character, thoughtfully renovated by the present owners to create a home that perfectly balances timeless period detail with modern comfort and style.

Set across three beautifully arranged floors, the property offers versatile accommodation extending to approximately 1,677 sq. ft., ideally suited to both family life and relaxed coastal living. From the moment of arrival, Heatherwood immediately impresses with its handsome Edwardian façade, gravelled off-street parking and enchanting gardens that blend seamlessly into the lightly wooded surroundings beyond, creating a wonderful sense of peace and privacy.

Inside, the house is rich in original character, with elegant proportions, high ceilings, sash-style windows, exposed timber flooring and period fireplaces sitting effortlessly alongside carefully considered contemporary finishes. The accommodation flows naturally, with each room enjoying its own individual charm and outlook over the surrounding gardens.

The welcoming reception hall leads to a beautifully presented sitting room, where warm timber floors and large windows create an inviting atmosphere. A separate snug or dining room provides a cosy and versatile second reception space, ideal for quieter evenings, reading or entertaining.

At the heart of the home lies the superb Shaker-style kitchen and breakfast room, a beautifully designed space combining classic cabinetry with elegant work surfaces and integrated appliances. Filled with natural light and perfectly configured for modern living, the kitchen connects wonderfully with the rest of the house.



Beyond, the delightful garden room enjoys glazed elevations overlooking the gardens, creating an idyllic setting for dining, entertaining or simply enjoying the changing seasons.

Supporting the kitchen is a practical utility and laundry room together with a ground floor cloakroom, ensuring the property functions as beautifully as it presents.





The upper floors continue to impress. The first floor offers two generous bedrooms, including a magnificent principal bedroom of superb proportions, filled with natural light and enjoying elevated garden views. A further room currently arranged as an office provides excellent flexibility and could equally serve as an occasional fourth bedroom, nursery or creative studio.

Occupying the second floor is a particularly atmospheric bedroom suite with sloping ceilings and a beautifully appointed shower room, creating a peaceful retreat beneath the eaves.

Outside, the gardens are a defining feature of the property. Carefully cultivated and thoughtfully landscaped, they wrap around the house to the front, side and rear, blending effortlessly into the wooded backdrop that gives the setting such a distinctive sense of tranquillity. Mature planting, productive vegetable areas, lawns and seating terraces combine to create a series of charming outdoor spaces that feel both private and deeply connected to nature.

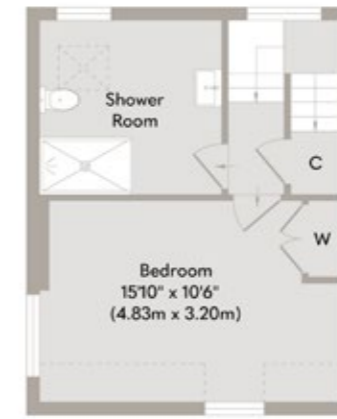
High Kelling remains one of North Norfolk's most desirable villages, prized for its woodland surroundings and proximity to the Georgian market town of Holt, renowned for its independent boutiques, cafés and restaurants. The property is also ideally positioned for Gresham's School and the spectacular North Norfolk coastline, with sandy beaches, nature reserves and sailing harbours all within easy reach.

Heatherwood represents a rare opportunity to acquire a distinguished Edwardian home of immense warmth and character, offering elegant living within one of North Norfolk's finest settings.



The garden room and surrounding gardens create a real connection to the outdoors throughout every season.





Second Floor  
Approximate Floor Area  
312 sq. ft  
(28.98 sq. m)



Ground Floor  
Approximate Floor Area  
763 sq. ft  
(70.88 sq. m)

First Floor  
Approximate Floor Area  
602 sq. ft  
(55.92 sq. m)

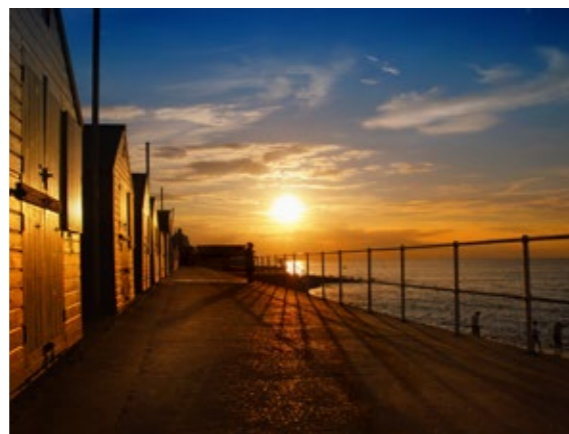


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

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# High Kelling

QUAINT VILLAGE WITH SCENIC VIEWS AND CHARMING COTTAGES.



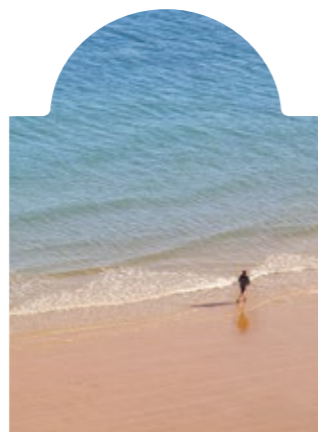
Driving through the pine forest-lined road as you arrive at High Kelling on a sunny day, you instinctively know you are close to the coast and there's a timelessness to this area that has been entertaining day-trippers and holidaymakers for decades. Less than two miles from Holt, the North Norfolk Railway 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



“This is a house with genuine soul, beautifully renovated while still retaining all the charm of its Edwardian heritage.”



### SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 4336-5325-6600-0234-2292

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: ///mastering.spurned.shepherds

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# SOWERBYS

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