



Broom Hill House, Kelling

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Independent Estate Agents

Pointens





Broom Hill House, The Street, Kelling, Norfolk NR25 7EL

Norwich 26 miles, Blakeney 5 miles

Holt 3 miles

Currently under construction, Broom Hill House will be an exceptional detached coastal home surrounded by gently undulating countryside. Kelling village nestles in an area designated as an Area of Outstanding Natural Beauty and the village sits in arguably one of the prettiest pockets of countryside Norfolk has to offer.



GUIDE PRICE £1,250,000

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The Property

Broom Hill House Nestles in the heart of Kelling village in an enviable location with views over the gentle rolling countryside that surrounds the property and is farmed by The Kelling Estate. This breath taking area of Norfolk has many hidden gems to include award winning beaches, historic stately homes, untouched nature reserves and the Poppy Line steam railway. Currently under construction by Robson Construction, a long established firm responsible for many award winning buildings, Broom Hill House will be built to their exacting high standards from traditional mellow red brick and flint under a pantile roof with hardwood windows and doors. The well appointed accommodation briefly comprises an entrance hall, a double aspect sitting room with open fireplace housing a wood burner, a triple aspect kitchen/diner with luxury handmade units and a range of quality fitted appliances, a utility room, shower room, study and bedroom two. A first floor landing leads to the master bedroom with a dressing room and an en-suite, two further bedrooms and a family bathroom. The property enjoys the benefit of wooden and tiled floors, air source heat pump under floor heating on the ground floor with radiators on the first floor. Outside, a driveway leads to a brick and tile two bay open fronted barn style garage. There are 1/3 of an acre (STS) gardens with the house and a wooden five bar gate leads to a further 1.5 acre (STS) paddock.

Location

Kelling is a quintessential North Norfolk coastal village with a wide range of traditional brick and flint cottages set amongst gently rolling countryside. Within the village is a tea room, bookshop and gallery and a popular primary school. A pathway from The Street leads down to the village's beach and in turn to the coastal pathway which offers 83 miles of wonderful walks. Just a short walk from this property is the 4 star Pheasant Hotel and Restaurant. 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, bird watching, golfing and sailing available. The town of Holt is around three miles away and is one of 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 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 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 the property will be found on your right hand side in The Street, identified by a Pointens 'For Sale' board.

Accommodation

The accommodation comprises -

Steps lead up a front door leading to:-

Entrance Hall

Staircase to first floor. Wooden flooring.

Sitting Room (18'8 x 11'9)

Open red brick fireplace housing a wood burner, two pairs of double doors leading to the outside. Television and satellite points. Wooden flooring.

Kitchen/Dining Room (19'6 x 12'7 triple aspect)

Bespoke hand made kitchen comprising a range of base units with Corian worktops with inset sink unit. Fitted fridge, freezer, cooker, dishwasher, induction hob and extractor fan. Matching wall units. Wooden flooring. Double and single doors leading to outside.

Study/bedroom 5 (11'7 x 8'8)

Wooden flooring.

Utility Room (7'6 x 5'2)

Base unit with working surfaces over. Inset sink unit, plumbing for automatic washing machine and tumble drier. Tiled floor.

Cloakroom

Wc, wash basin, Airing cupboard. Tiled floor.

Bedroom 2 (15'7 x 9'6)

Wooden floor.

En-Suite

Tiled shower cubicle with fitted shower. Wc, wash basin, heated towel rail. Tiled floor.

First Floor Landing

Deep picture window over looking the front aspect. Wooden flooring. Radiator.

Master Bedroom Suite (12'7x 11'9 Double Aspect)

Fitted double wardrobe, Wooden flooring. Radiator.

Dressing Room (8'10 x 6'2)

Wooden floor, Velux window.

En-suite

Tiled shower cubicle with fitted shower. Wc, wash basin, heated towel rail.

Tiled floor. Velux window.

Bedroom 3 (11'9 x 9'6 Double Aspect)

Wooden floor, radiator.

Bedroom 4 (11'9 x 8'6)

Wooden flooring, radiator.

Family Bathroom

Panelled bath with shower over, Wc, washbasin, heated towel rail. Tiled floor. Velux window.

Curtilage

The property is approached over a gravelled driveway which provides ample off street parking for several vehicles. This in turn leads to a brick and tile two bay open front cart shed style double garage (20'6 x 20,4) with electric power and light. There are turfed garden areas that surround the property on all four sides. A wooden five bar gate leads to a grass paddock of 1.5 acres (STS). This is fully enclosed by mature hedging.

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General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage.

Local Authority: North Norfolk District Council, Tel: 01263 513811

Council Tax Band: To be confirmed

Energy Performance Certificate Band: To be confirmed.

Viewing arrangements: Strictly via the sole agents, Pointens Estate Agents, tel 01263 711880.

Ref: H31279

Agents Notes: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are Instructed.

Important Notice

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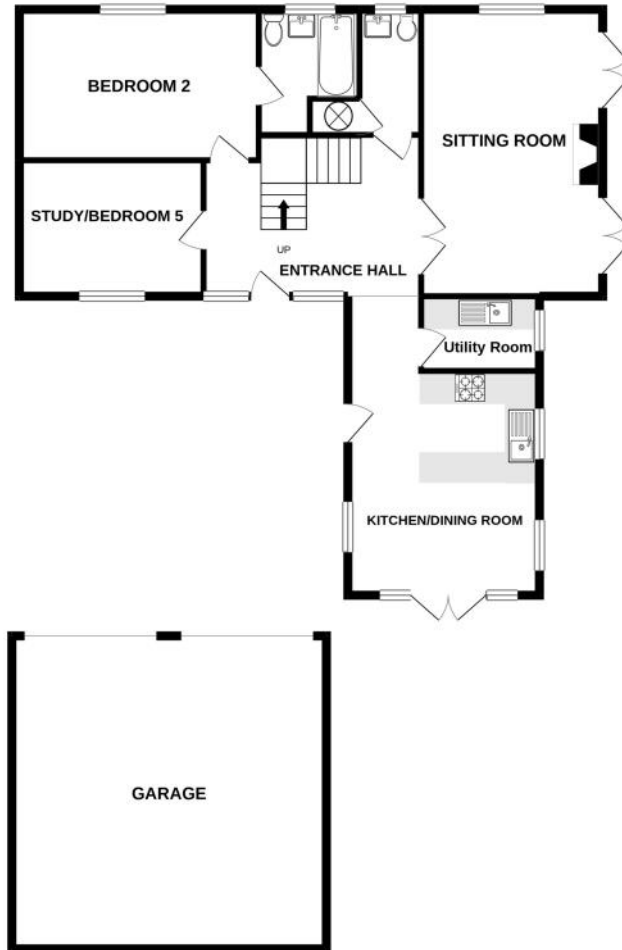
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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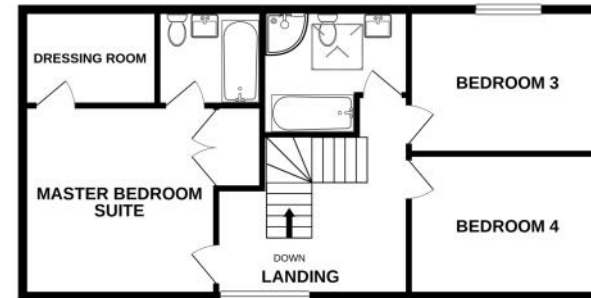
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GROUND FLOOR
1368 sq.ft. (127.1 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.1 sq.m.) approx.



BROOM HILL HOUSE, THE STREET, KELLING NR25 7EL

TOTAL FLOOR AREA : 2079 sq.ft. (193.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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