



The Lodge, Kelling

See all our properties at [OnTheMarket.com](https://www.onthemarket.com)

Independent Estate Agents

Pointens









**The Lodge, Weybourne Road, Kelling**

**Norfolk NR25 7EG**

Holt 4 miles

Norwich 24 miles   Norfolk Broads 25 miles

This spacious detached coastal home enjoys sea views and is adjacent to Muckleburgh Hill which leads to the coastal path and beach. Kelling village nestles in an Area of Outstanding Natural Beauty and the village itself sits in arguably one of the prettiest pockets of countryside Norfolk has to offer.

**GUIDE PRICE £795,000**



### The Property

The property offered for sale is a spacious detached four bedroom house situated in a pleasant location in the grounds of The Pheasant Hotel 'twixt the villages of Kelling and Weybourne. The property enjoys open views to the front aspect over the surrounding countryside and to the sea beyond. Adjacent to The Lodge is Muckleburgh Hill which gives easy access to wonderful coastal and country walks. The well presented accommodation briefly comprises: a covered entrance porch, entrance hall, good size living room. A well fitted out kitchen, double aspect sitting room with a woodburner style gas fire and views to the sea. Rear hall and cloakroom. On the first floor a spacious landing leads to a master bedroom with en-suite, three further double bedrooms and a family bathroom. The property also enjoys the benefit of oil fired central heating and replacement UPVC sealed unit double glazed windows and doors. Outside, there is ample off street parking, and a double garage. There are gardens to the front of the house and a very private enclosed rear garden. The property is being sold with no onward chain.

### Location

Kelling lies within a designated area of Outstanding Natural Beauty and is a small attractive residential village. Interestingly it has a reputation for past smuggling. The village contains a popular and thriving village school, a reading room which is now a bookshop, gallery and tea rooms and a pebble beach. The Lodge is adjacent to Muckleborough Hill with 21 hectares of heathland leading to the coastal path and sea. One mile to the east of the village is the village of Weybourne which has a greater range of amenities and a few miles away to the west is the village of Cley-next-the-sea with its world renowned National Trust marshes and excellent bird-watching facilities. Slightly further on are the villages of Blakeney and Morston where wonderful sailing facilities will be found. Two miles inland is the exceptionally picturesque Georgian town of Holt offering an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The county city of Norwich is 20 miles away with fast rail links to London, Liverpool Street. Norwich airport has direct flights to most international destinations via Schipol.

### Directions

Leave Holt town centre via the Cromer Road. Upon passing Gresham's Preparatory School on your right hand side take the first turning left into the Kelling Road. Follow this road for around one mile before turning left where signposted Kelling. Continue on this road for around one mile whereupon you will enter the village. Proceed through the village, at the T junction with the coast road turn right and the property will be found after a short distance on your right hand side identified by a Pointens for sale board.

### Accommodation

Large covered entrance canopy, front door leading to -

#### Entrance Porch

Karndean flooring. Door to -

#### Living Room (23'10 x 13')

Television and telephone point. Radiator, Karndean flooring. Arch to -

#### Kitchen (11'10 x 7'9)

Fitted kitchen comprising a range of base units with working surfaces over, inset one and half bowl sink unit with mixer tap. Fitted double electric oven. Fridge/freezer. Dishwasher. Tiled splashbacks. Range of matching wall units. Re-circulating hood. Karndean flooring.

#### Sitting Room (14'9 x 14', double aspect)

Open red brick fireplace housing a wood burner style Calor gas fire. Double doors leading to the rear garden. Timbered and vaulted ceiling. Radiator. Karndean flooring. Views to the sea.

#### Rear Hall

Staircase to first floor. Radiator. Door to garage.

#### Cloakroom

White suite comprising wc, pedestal washbasin, two understair cupboards. Karndean flooring.

#### First Floor

##### Landing

Airing cupboard. Further cupboard housing modern pressurised hot water cylinder. Large shelved storage cupboard.

### Bedroom One (14' x 10')

Radiator, fitted cupboard, television point.

### En-Suite

Panelled bath, wc, pedestal washbasin, wc. Radiator. Tiled splashbacks.

### Bedroom Two (13'7 x 9'9)

Radiator. Three double wardrobes with storage cupboards, television and telephone points. Views to the sea.

### Bedroom Three (13'1 x 11'9)

Two fitted double wardrobes with storage cupboards over. Radiator, television point.

### Bedroom Four (10'2 x 9')

Radiator, television and telephone points.

### Bathroom

White suite with deep panelled bath with mixer tap and shower attachment. Tiled shower cubicle with fitted shower, wc. Pedestal washbasin. Heated towel rail.

### Curtilage

The property is approached over a gravelled driveway providing ample off street parking. This in turn leads to an attached double garage (21'4 x 19') with electric roller doors, electric power and light, washing machine, fitted worktop and shelving. Door to inner hall and door to rear garden. To the front of the house is a lawned garden with inset flower and shrub beds. A pathway leads to the rear of the property where there is a private enclosed rear garden, laid mainly to lawn. There is also a patio area directly behind the house, a modern plastic oil tank, a wooden garden shed, various inset flower and shrub beds and a pergola. There is an outside oil fired boiler for central heating and domestic hot water.

See all our properties at  OnTheMarket

### General Information

**Tenure:** Freehold.

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

**Council Tax Band:** Band D £2000. 99 (2022/23)

**Energy Performance Certificate:** E.

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

**Viewings:** Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

**Reference:** H313042.

### Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

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.

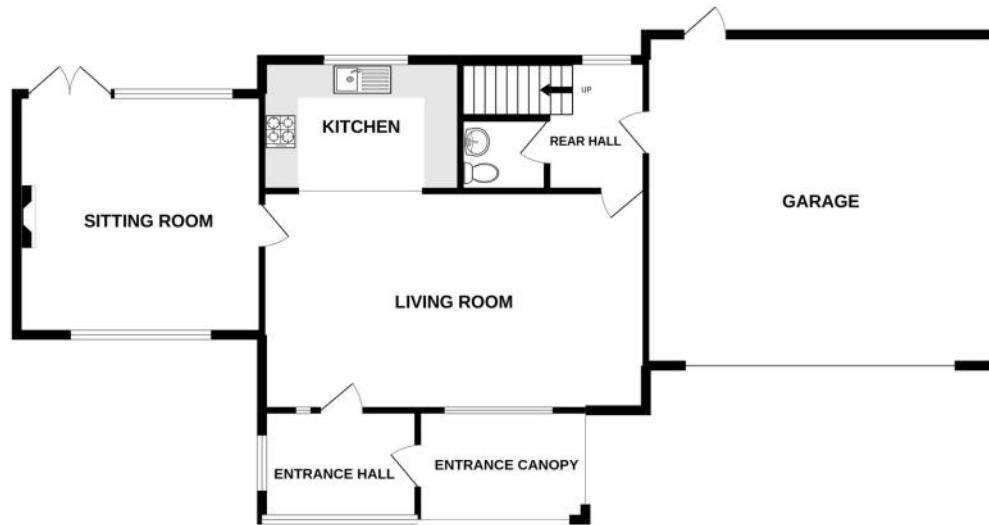
Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

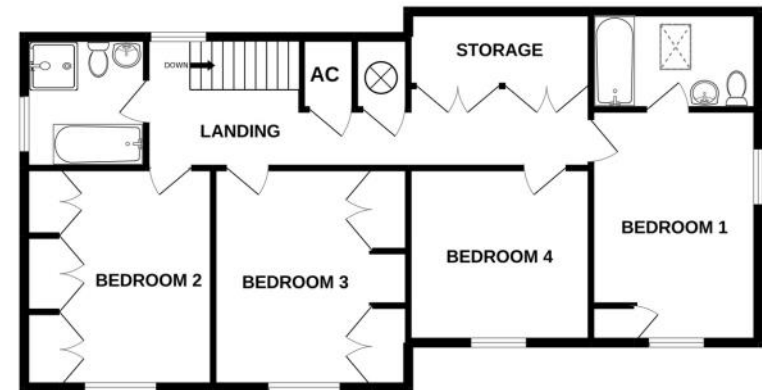




GROUND FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



THE LODGE, WEYBOURNE ROAD, KELLING NR25 7EG

TOTAL FLOOR AREA : 2136 sq.ft. (198.4 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.  
Made with Metropix ©2022



18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | [enquiries@pointens.co.uk](mailto:enquiries@pointens.co.uk)

Pointens

Independent Estate Agents