



A RARE OPPORTUNITY – A 3000 SQ. FT BUNGALOW FOR REFURBISHMENT IN DELIGHTFUL MATURE GARDENS OF 1 ACRE

The White House, 28 Pineheath Road, High Kelling, Norfolk NR25 6QF

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ESTABLISHED 1966

The White House
28 Pineheath Road
High Kelling
Holt
Norfolk NR25 6QF

A sizable bungalow in richly-stocked gardens of 1 acre backing onto the Hundred Acre Wood.

Guide Price: £895,000 (15.03.24)
Freehold BUR230083

- A detached bungalow of traditional construction c. 1960 and subsequently extended in well-stocked grounds of 1 acre
- Accommodation extends to 3100 square feet arranged to provide a home and annex
- Refurbishment required – or an opportunity to demolish and replace (subject to grant of necessary consents)
- Backing onto the Hundred Acre Wood, a beautiful expanse of woodland with walks running to Kelling Heath and Weybourne
- 2 reception rooms, conservatory and study
- Kitchen, utility room and boot room
- 4 bedrooms and 2 bathrooms
- Annex with separate entrance, bedroom, bathroom and kitchen
- In all approx. 3100 square feet
- Double garage, workshop and stable block with hard-standing





HIGH KELLING is an attractive dormitory village adjoining the pretty Georgian market town of Holt. There is a general store/post office, dentist and doctors' surgery all within walking distance. Other facilities include a recently modernised village hall, a church and a hospital.

Holt is perhaps north Norfolk's most sought-after town, with a range of outstanding shops, a host of amenities and Gresham's school. The north Norfolk coast, an Area of Outstanding Natural Beauty, is about 4 miles and the City of Norwich is about 25 miles.

Services – Mains electricity, water and drainage.

Heating – Electric heating.

Council Tax Band – Band G

Broadband – Ofcom indicate that Superfast Fibre Broadband is available to the property.

Mobile Coverage – Ofcom indicate that EE, O2 and Vodafone all have voice, data and enhanced data available inside and outside the property. Ofcom indicates that Three provide voice, data and enhanced data outside the property.

Restrictions – The trees within the site are subject to Tree Preservation Orders.









Pineheath Road, High Kelling, Holt, Norfolk

Approximate Gross Internal Area

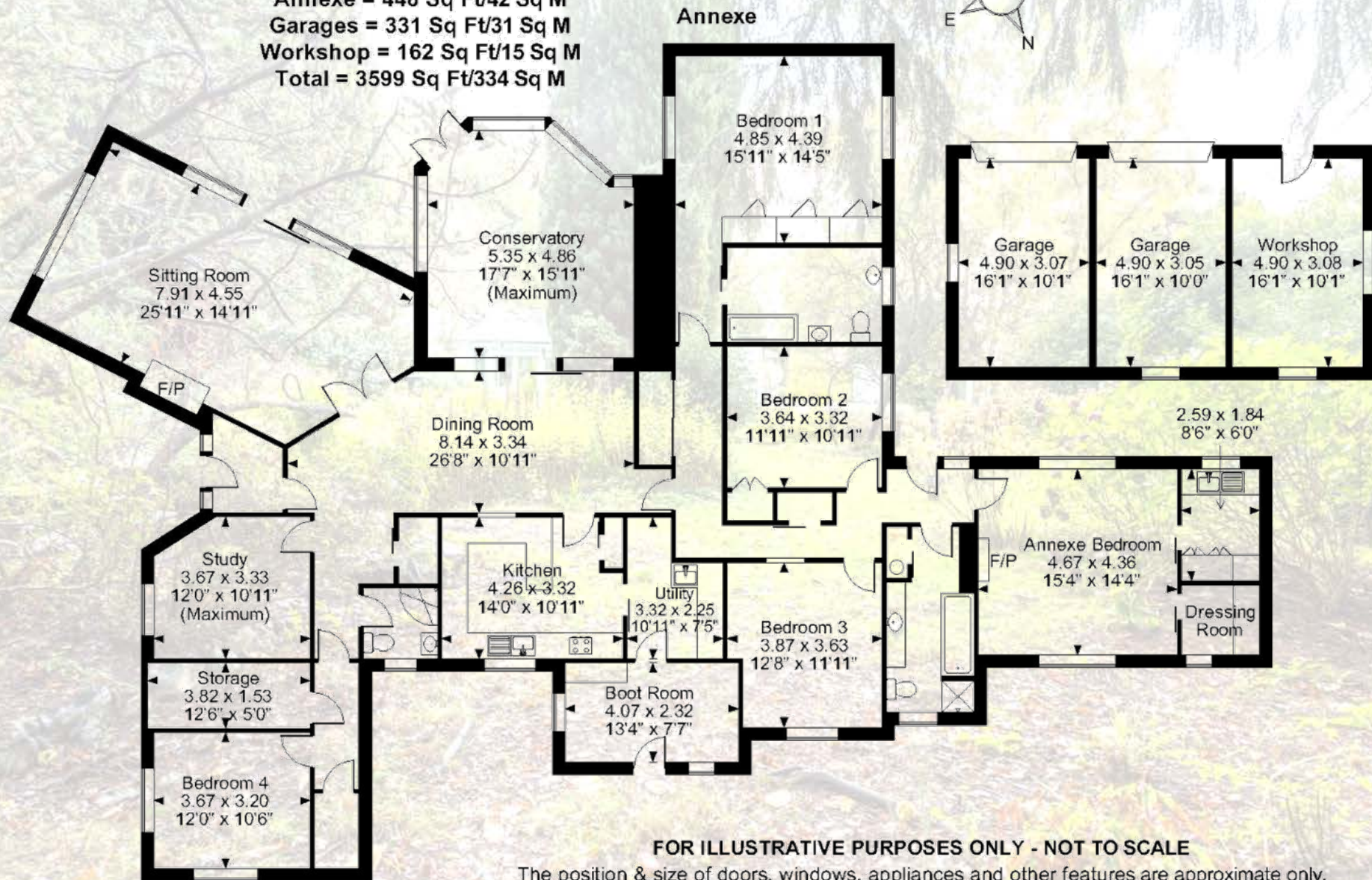
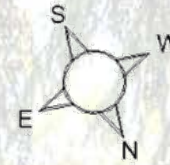
Main House = 2658 Sq Ft/247 Sq M

Annexe = 448 Sq Ft/42 Sq M

Garages = 331 Sq Ft/31 Sq M

Workshop = 162 Sq Ft/15 Sq M

Total = 3599 Sq Ft/334 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.


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ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	14	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 





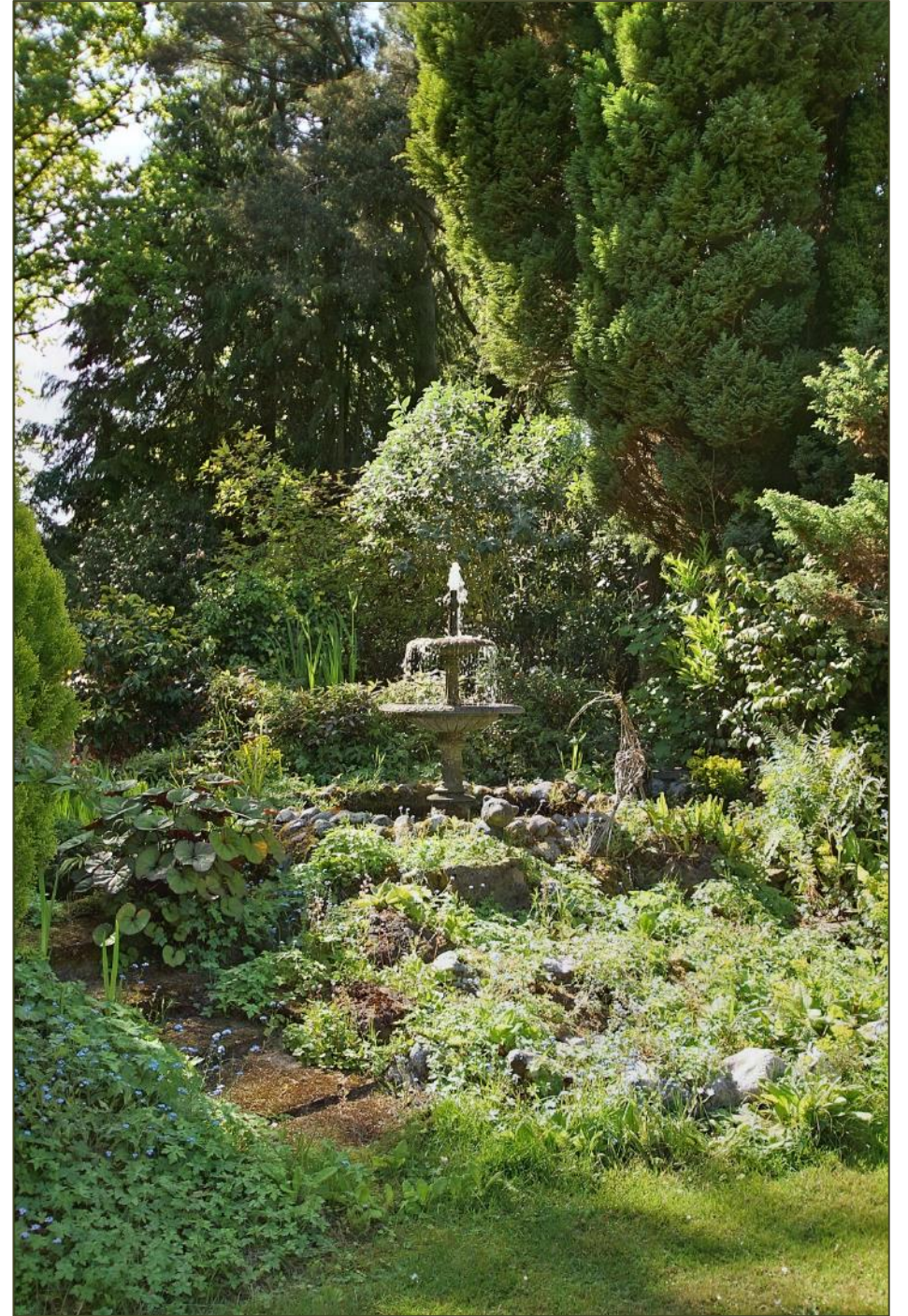
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk











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