



Thornleigh Cromer Road, High Kelling

Holt



Minors & Brady

Set within mature wrap-around gardens in the heart of High Kelling, this elegant Edwardian bungalow offers privacy, space and a true sense of sanctuary. Almost hidden from view yet standing proudly within its plot, the property enjoys a peaceful woodland backdrop and a setting that feels quietly removed from the everyday. The home has been well loved and carefully maintained, with proportions and character that reflect its heritage while offering flexibility for modern living. A light-filled sitting room with bay window and feature fireplace sits at its heart, alongside a country-style kitchen/breakfast room complete with wooden work surfaces and a white ceramic sink overlooking the gardens. The accommodation provides three/four bedrooms, including two with en-suite facilities, allowing for adaptable family living or comfortable downsizing without compromise. Outside, the gardens envelop the bungalow, creating a secluded atmosphere enhanced by useful outbuildings and a garden pod with power and lighting.

- Elegant Edwardian bungalow set within a generous and established plot, offering character, proportion and timeless appeal
- Large private driveway providing extensive off-road parking for multiple vehicles and a welcoming approach to the home
- Wrap-around gardens that envelop the property, creating privacy, greenery and a naturally secluded atmosphere
- Country-style kitchen/breakfast room with wooden work surfaces, light cabinetry and a white ceramic sink overlooking the gardens
- Flexible three/four bedroom layout, adaptable for family life, guest accommodation or comfortable downsizing
- Two bedrooms with en-suite facilities, complemented by an additional shower room for everyday convenience
- Garden pod with power and lighting, ideal for home working, creative pursuits or a quiet studio space



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Thornleigh Cromer Road

High Kelling, Holt

The Location

High Kelling is an elegant and highly sought-after village, located just a short distance from the charming market town of Holt. Its position offers unparalleled access to the North Norfolk coast, renowned for its miles of unspoilt beaches, dramatic cliffs, and picturesque harbours. The village enjoys excellent connectivity via major trunk roads, providing easy access to nearby towns including Sheringham and Cromer, making it an ideal location for those seeking both tranquility and convenience.

Nestled within an area of outstanding natural beauty, High Kelling is surrounded by stunning scenery, abundant wildlife, and renowned nature reserves. The nearby villages of Blakeney and Cley-next-the-Sea, along with the Georgian charm of Holt, add to the region's allure. For leisure and lifestyle, the area boasts several prestigious golf courses, National Trust properties, and bird-watching havens, appealing to those with a taste for refined countryside living.

The village itself combines rural charm with modern amenities, including a post office, social centre, doctors' surgery, and excellent educational options. Prestigious schooling is available nearby, notably the private Gresham's School, which caters to both boys and girls. With its idyllic surroundings, strong community, and proximity to the coast, High Kelling is recognized as one of North Norfolk's most desirable and exclusive locations.



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Thornleigh Cromer Road

High Kelling, Holt

Cromer Road, High Kelling

Set back in the sought-after village of High Kelling, this elegant Edwardian bungalow sits within wrap-around gardens that gently engulf the home, creating a sense of shelter and seclusion. Almost hidden from view yet standing confidently within its plot, the property enjoys a peaceful woodland backdrop and a setting that feels quietly removed from the everyday.

This is a home that has been well loved and carefully cherished over the years. Its proportions, character and flow reflect its Edwardian heritage, while the layout offers the flexibility so often sought today. It presents an increasingly rare opportunity, equally suited to families seeking space, or those looking to downsize without compromise, retaining generous rooms, privacy and outdoor living.

The sitting room is a welcoming space, centred around a feature fireplace and illuminated by a wide bay window that draws in soft natural light. Garden views from this room reinforce the connection between indoors and out, while the scale allows for comfortable, relaxed living.

The kitchen/breakfast room forms the heart of the home. Designed in a classic country style, it features light cabinetry paired with warm wooden work surfaces and a varied tiled backsplash that adds texture and individuality. A white ceramic sink sits beneath the window, perfectly placed for views across the gardens.



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In total, the property offers three/four bedrooms. Two bedrooms benefit from their own en-suite facilities, providing privacy and comfort for family or guests. A further room, currently arranged as a study or single bedroom, offers flexibility for home working or hobbies, while an additional reception room is presently used as a dining space but could serve as a fourth bedroom if required. A separate shower room completes the accommodation.

Outside, the gardens are a defining feature. They wrap around the bungalow, providing expanses of lawn, mature planting and established boundaries that preserve the secluded feel. Various outbuildings enhance the lifestyle on offer, including a garden pod with power and lighting, ideal for working from home, creative use or quiet retreat.

The woodland beyond extends the sense of space and tranquillity, making this a setting that feels immersive and private.

Located within easy reach of the coast and the Georgian market town of Holt, this is a home of character and warmth, offering history, privacy and the opportunity to enjoy North Norfolk at a gentler pace.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity and gas alongside a septic tank.

Please note: Planning permission has been granted for apartment development in the surrounding area.

The neighbouring property's water supply is located within the boundary of this property and may require reasonable access if needed.



Ground Floor
1318 sq.ft. (122.4 sq.m.) approx.



Including Outbuilding

TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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.
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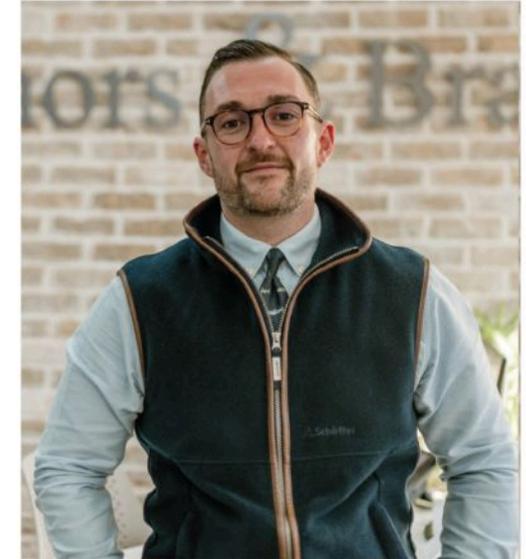
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