



131 Holt Road  
Fakenham | Norfolk | NR21 8EQ

FINE & COUNTRY

# SPACIOUS AND PRIVATE



Set back from the road behind mature trees in a wonderfully private yet central position, this distinctive property combines original character features with carefully considered modern updates.

With spacious and well-proportioned accommodation over three floors, this property is really something very special.





# KEY FEATURES

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- A Wonderful 1920s Detached Home situated within Walking Distance to Fakenham Town Centre
- Four Bedrooms - One with En-Suite and a Family Bathroom
- Open-Plan Kitchen/Family Room with Pantry, Separate Utility Room and WC
- Dual-Aspect Living Room with Log Burner and Original Features
- Dining Room with Bay Window and Feature Fireplace
- Private, Enclosed Landscaped Gardens with Mature Trees and Terraced Area
- Double Garage and Ample Off-Road Parking
- The Accommodation extends to 2,410sq.ft
- Energy Rating: D

Built in 1927, 131 Holt Road is a beautifully presented home, set discreetly back from the road and screened by mature trees, offering a rare sense of privacy in a central Fakenham location.

## Character and Comfort

The house has been thoughtfully improved and maintained in recent years, retaining its original character while blending in contemporary design and comfort. The house was in desperate need of TLC when the current owners bought it in 2013, but could see it had enormous potential – having many original features to work with, and with the size and shapes of the rooms, were able to harmoniously mix them with their contemporary style.. “And it’s very close to local amenities but completely hidden by the very well-established trees.”

## A Home with History

Although the full history of the property is not documented, the current owners were told it may once have served as a priest’s retreat. The property showcases period features throughout including a stained-glass front door, original tiled flooring in the hall, deep skirting boards, decorative corning, and fireplaces restored to their 1920s glory. Welcomed through the entrance hall, you are greeted by the original Minton caustic floor tiles and a staircase leading to the upper floors. To the right the dual-aspect living room can be found with its bay windows, a log burner and original wooden flooring. Further down the entrance hall, the heart of the home can be found, the open-plan kitchen/family room, which boasts a vaulted ceiling, central island, and French doors opening onto the terrace – all this space has been ideal the owners said for entertaining, as in most houses, people gather in the kitchen and this one is big enough to accommodate a lot of people.







# KEY FEATURES

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On the next floor up, three double bedrooms each enjoy different aspects of the garden, making the most of the natural light throughout the day. "We are fortunate to have rooms facing south, east and west so at any time of the day or evening, the light in this house is really lovely" The first floor is completed by a stylish family bathroom with a walk-in shower. The second floor, accessed via an independent staircase, provides a fourth bedroom with an en suite bathroom.

## Favourite Spaces

The current owners have enjoyed the flexibility of the living spaces, with the kitchen and terrace being particular highlights for gatherings. "The terrace more or less stretches the size of the house and along with the kitchen has been perfect for entertaining," they said. The sitting room and main bedroom overlook the bird feeding station, making them favourite spots to watch garden birds and squirrels. "We have an array of garden birds – and we love to watch them along with the antics of the squirrels and in the evening the hedgehog family – the wildlife is all well fed!"

## Improvements

This period home has been meticulously maintained, impressively blending period features with contemporary modern-day comforts. Since 2013, the house has benefited from a new roof, replacement windows and doors, complete redecoration throughout using Fired Earth & Farrow & Ball paints – With F&B wallpaper in the hallway, staircase and landing. We built a terrace off the kitchen stretching the width of the house which has been perfect for outdoor dining. Added to that we have carried out extensive planting, and introducing some new trees to complement the existing established trees.

## The Outside

The gardens are a notable feature which are completely enclosed by fencing, trees, and bushes, and thoughtfully landscaped to create a series of distinct areas. On the south side, mature Portuguese laurel and winter cherry trees provide structure, while the owners have added Robinia and Sambucus. The east side is home to white hydrangeas and an ornamental pear, with both old and new roses throughout. "It's a big garden that is completely enclosed ... it has some beautiful trees that have been here a long time ... and the most beautiful an old Amelanchier – a white cloud in spring." A small porch on the south side is "a lovely spot to sit with morning coffee, or a glass of wine". There is ample off-road parking, a double garage and shed.













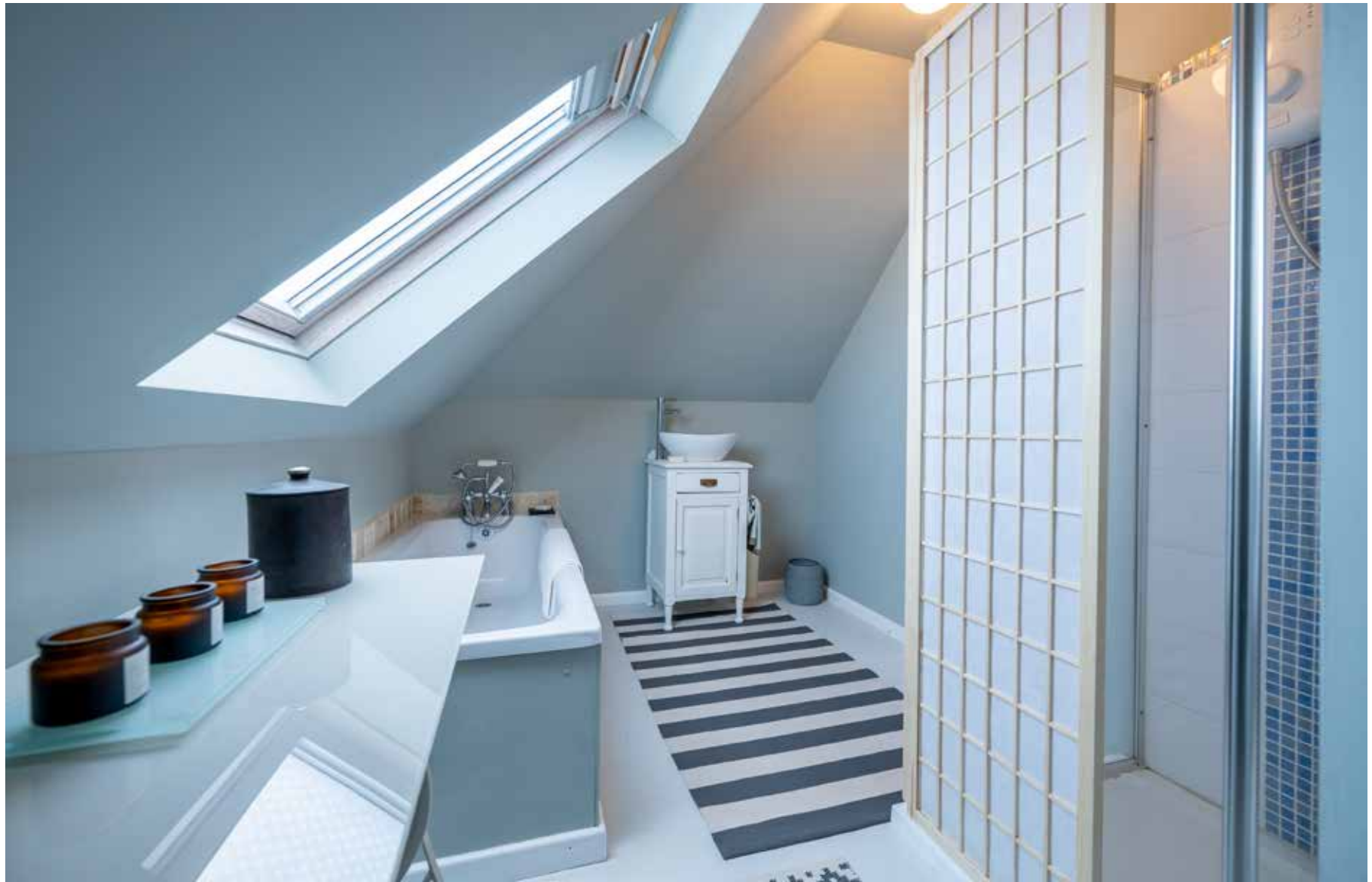






































# INFORMATION

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## On The Doorstep

Fakenham is a thriving market town, well known for its wide range of amenities. "Just a short walk from the property, the heart of Fakenham offers a thriving Thursday market, independent shops, several supermarkets, cafes, pubs, and the Central Cinema. You have a private home, but with the benefits of town living practically on your doorstep," the owners explained. Fakenham is surrounded by attractive countryside and lies just ten miles from the North Norfolk coast. There are excellent transport links, with regular bus services to Norwich and the coast, and easy access to the A148 for journeys further afield. The town also boasts a racecourse, golf club, and the renowned Pensthorpe Nature Reserve.

## How Far Is It To?

The property is ideally placed for exploring North Norfolk's celebrated coast, market towns, and countryside. The coastal town of Wells-next-the-Sea is approximately ten miles by road (about thirteen minutes by car), with regular bus services (Lynx 36) running every hour and taking around half an hour. The sandy beaches, picturesque harbour, and coastal walks are easily accessible for day trips and weekends. The Georgian market town of Holt, with its boutiques, galleries and renowned Gresham's School, is about ten miles (twenty minutes by car) to the east along the A148, while the cathedral city of Norwich is about twenty-five miles (forty minutes by car), and offers extensive shopping, cultural attractions, and a mainline rail link to London Liverpool Street. Hourly direct buses (First X29) connect Fakenham to Norwich in just over an hour. And to the southwest via the A148, King's Lynn is around twenty-three miles (forty minutes by car), with mainline rail services to Cambridge and London Kings Cross.

## Directions

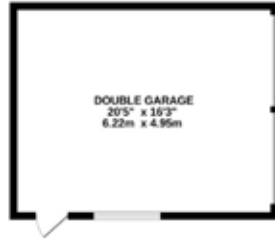
From the centre of Fakenham, take the Holt Road (A148) and continue for approximately 0.3 miles; 131 Holt Road will be found on the left, set back from the road behind mature hedging and identified by a Fine & Country For Sale board.

## Services, District Council and Tenure

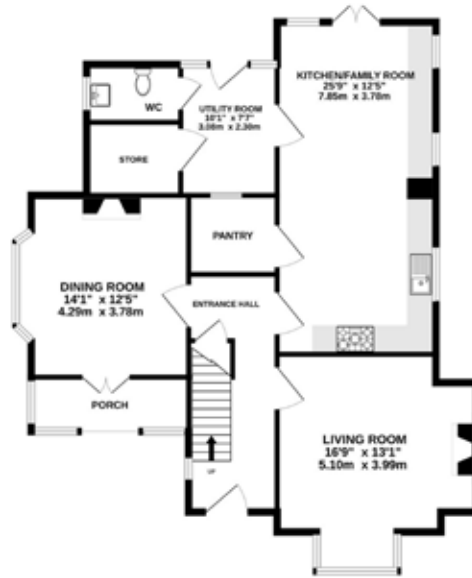
Gas Central Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
North Norfolk District Council - Council Tax Band E  
Freehold



GARAGE  
331 sq.ft. (30.8 sq.m.) approx.



GROUND FLOOR  
1137 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR  
709 sq.ft. (65.7 sq.m.) approx.

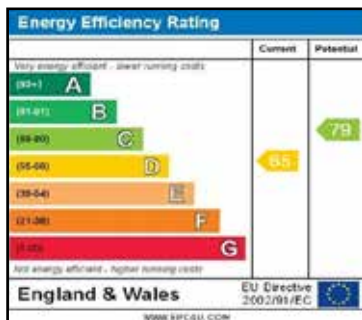


2ND FLOOR  
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 2410 sq.ft. (223.9 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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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.









# FINE & COUNTRY

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