



26a New Street
Holt | Norfolk | NR25 6JH

TOP OF THE CLASS



Step inside this remarkable property and you're greeted by a soaring double-height former Victorian school house, reimagined as a unique and light-filled home in the heart of Holt. With its sixteen-foot high glazed windows and doors, vaulted ceilings and open-plan living space that stretches nearly fifty feet, this amazing property combines architectural drama with everyday comfort.



KEY FEATURES

- An Inspired Conversion of a Former Victorian School House in the Heart of Holt
- Two Double Bedrooms with the Master being Mezzanine Style and a Family Bathroom
- Large Open Plan Living Room/Dining Room with Vaulted Ceiling and Exposed Beams, Spiral Staircase and Original Cupola
- Fully Fitted Kitchen with Overhead Skylights
- Small Front Garden with Allocated Parking for Two Cars
- Perfect as a Second Home or Family Residence
- The Accommodation extends to 1,426sq.ft
- Energy Rating: C

Located just a short stroll from Holt's bustling High Street, this is a home where history, character and contemporary living come together in one of North Norfolk's most desirable market towns.

Full Of Light

"The first impression was of height, light and space," the owners recalled when asked what first drew them to the property. "We knew on first viewing that it was exactly what we wanted and had something about it that was very different from your average Norfolk holiday cottage. The tall front doors and windows allowed for light to flood the downstairs and the full height ceiling at the front made it feel almost church-like." The owners bought it from the developer in 2010. "Our first weekend of viewings in Holt produced this property and we were hooked! It was perfect for the two of us." Apart from repainting the interior and exterior, the owners haven't needed to do anything to it. "The kitchen and bathroom remain almost pristine, and the central heating has been regularly serviced."

Wonderful Configuration

The house is longer than it is wide, with a dramatic open-plan ground floor divided into three distinct zones: a reception area with storage and seating at the front, a central living area with bookshelves and sofas, and a large kitchen/dining area at the rear. "If you stand at the bottom of the stairs and look up, you can see the sky through the original cupola," the owners noted. The two pairs of glazed front doors with windows above, each sixteen feet high, open onto the front garden and allow natural light to flood the space. Downstairs is laid with white Italian porcelain tiles and there is a spiral staircase about two thirds of the way along. The main bedroom is mezzanine-style and open to the front of the house, while both bedrooms have exposed roof beams and carpeted floors.

A Lesson In History

Built in 1870 as the town school, the property is the centrepiece of a terrace of three, with smaller cottages either side that were also part of the original school. "We have a postcard showing it in its original form. It changed use in the 1920s when a new school was built elsewhere in the town, and rumour has it that it was used as an egg packing factory and a string factory, although we haven't been able to corroborate this."





KEY FEATURES

Most recently, it was the Dyson and Faircloth Garage, run by two sisters. "We were given a number of photographs by a very kind former employee showing the garage over time, including how roughly ten feet was knocked off the front sometime in the 1970s to accommodate the new-fangled petrol pumps in the forecourt." The property was redeveloped around 2009 into three houses, and the owners purchased it from the developer in February 2010.

A Place To Unwind

The owners have used the property as a holiday home since they purchased it. "And we've let friends and family do the same, although it's never been rented commercially," the owners put in. "When we arrived at the house after a drive down from London on a Thursday or Friday, we would park up, open the front door and immediately relax. The house has a distinctive smell and atmosphere that triggers relaxation; shoes come off and shoulders drop and we get to enjoy our weekends away." For many years they avoided working from the property, treating it as a refuge from the weekly stresses, but more recently this changed. "Latterly, as working from home became the thing, we were able to spend more time there and use the space to work separately without causing each other disturbance."

Favourite Spaces

"When we're there, we use different parts of the downstairs at different times of the day. The kitchen is the morning space for reading the papers and catching up with the world, the reception area at the front is for reading and relaxing in the afternoons and the living space in the middle is for watching television in the evening (or during the day if there's cricket on)," the owners explained. "However, summer evenings are the highlight of our stays in Holt. The house is west facing and catches the evening sun perfectly. We can open all four front doors, set up a table and chairs outside and watch with a bottle of wine while the world goes by at Norfolk's distinctive pace." In winter, "We can lock ourselves away behind the heavy curtains and remain cozy and warm, but the house is at its best when the doors are open and the evening light is shining in."

The Outside

To the front of the property is an enclosed courtyard garden with a dwarf brick wall and decorative railings, providing a private outdoor space for dining or relaxing. "There are four parking spaces at the front, of which we own and have exclusive use of two," the owners noted. The house sits in the middle of the terrace, with easy access to the High Street and all the amenities of the town.

On Leaving

"Despite its ever-increasing popularity, the thing that is so special about north Norfolk is that it's not London. In Holt, we feel the peace and hear the silence and that's what we'll miss the most once we sell the house. And the birds, and the beer, and the steam trains!" the owners reflected.





















INFORMATION



On The Doorstep

The Georgian market town of Holt is one of the most attractive small towns in Norfolk, offering a wide range of independent shops and places to eat. "It has everything one needs to live the good life. There are four pubs, two butchers, two fishmongers, two excellent fish and chip shops, two newsagents, a supermarket, a baker, any number of coffee shops and several splendid restaurants, including an excellent Indian, and the famous Byfords. There's also the Bakers and Larners deli, and it's all set in Holt's superb Georgian architecture. We're about 200 yards from the excellent Kings Head pub," the owners said. The area is well served by buses and is popular with walkers, cyclists and nature lovers. The North Norfolk Steam Railway, known as the Poppy Line, has its western terminus on the outskirts of Holt and connects the town with the seaside resort of Sheringham at its eastern terminus around 5.5 miles away. To the south of Holt lies the Country Park and, on the west side, there are further public recreation areas, with the town playing fields to the north. These mark the start of the Area of Outstanding Natural Beauty which extends down to the celebrated north Norfolk coast 3 miles to the north, with the coastal towns of Cromer and Blakeney a short drive away. "Holt is about 3 miles from the coast at Cley-next-the-Sea, which is, in turn, about a mile from the sea itself," the owners said. "There are fabulous walks along the coast and the area is of particular interest to birdwatchers as the local salt marshes are stopping off places for thousands of migratory birds. The sight of skein upon skein of pink-footed and Brent geese spread across the horizon is something to behold."

How Far Is It To?

Fakenham is around 12 miles to the southwest with a range of shops, supermarkets, weekly market, cinema and a racecourse. 22 miles by road from Holt, there is a fast rail service at the Norwich mainline station to London Liverpool Street, and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

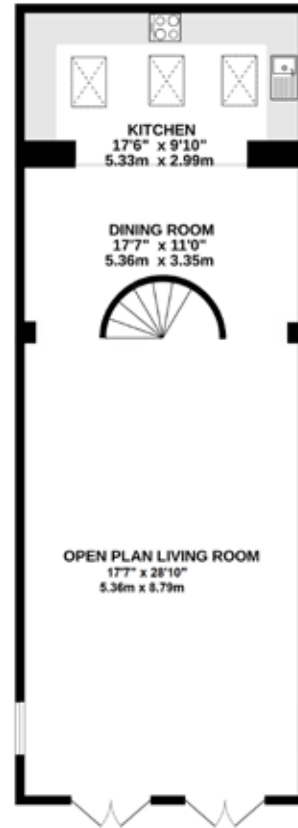
Directions

From Fakenham, take the A148 east towards Holt. On entering Holt, take the High Street to proceed into the town centre and, after a short distance, turn left into New Street. After around hundred yards, the property will be found on the right-hand side, identified by a Fine & Country For Sale board.

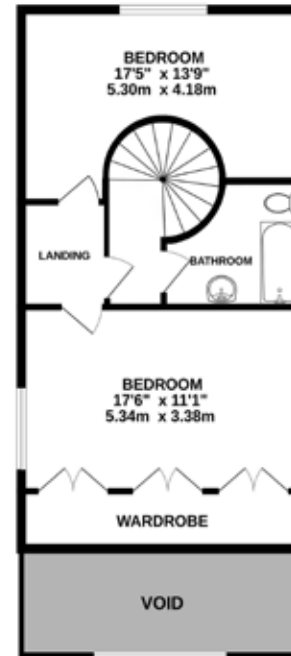
Services, District Council and Tenure

Gas Central Heating - Underfloor Heating to Ground Floor, Radiators to First Floor
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Freehold

GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.

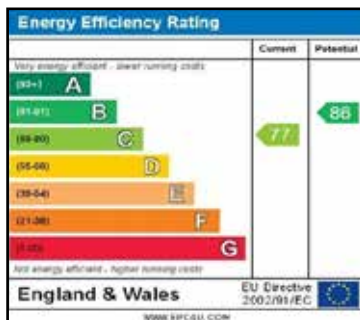


1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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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