



THE ACADEMY

Castle Street, Holt

Rickitt
Partnership

Unique home in the centre of Holt Village

Character & unique property ♦ Four double bedrooms
♦ Four reception rooms & garden room ♦ Heart of Holt Village ♦ Bathroom & shower room ♦ Enclosed rear garden ♦ Off road parking & detached single garage ♦ NO CHAIN ♦ EPC C

Description

A Victorian double fronted character four double bed roomed house located in the heart of Holt Village. This unique period mid terraced property has three reception rooms, study and garden room and forms part of a former boarding school that H.G. Wells is recorded to have taught at. To the rear of the house is an enclosed garden, off road parking and a detached single garage.

Entrance Hall

Open staircase to first floor with door to cellar. Fitted cupboard housing electric meter and fuse box. Ornate window to two sides. Radiator.

Drawing Room

Working open fireplace with original Victorian tiling and marble surround. Floor to near ceiling double glazed bay window to front. Glass panelled double door to dining room. Radiator.

Sitting Room

Fireplace with ornate surround and slate hearth. Floor to near ceiling double glazed bay window to front. Radiator.

Dining Room

Double glazed French doors to rear. Radiator.





Breakfast Kitchen

A range of base and wall units with timber work surface above with ceramic sink unit and mixer tap. Space for range style cooker and extractor fan above. Tiled splash backs. Floor to near ceiling unit. Space for fridge/freezer. Tiled floor. Radiator. Glazed double doors to:

Garden Room

Double glazed bi-folding doors opening on to rear garden. Double glazed roof and double glazed windows to two sides. Tiled flooring.

Utility Room

Marble effect work surface with stainless steel sink unit. Space for washing machine and dryer. Frosted double glazed window to rear. Wall mounted gas fired boiler. Tiled flooring.

Cloakroom

Low level WC and hand wash basin. Tiled floor. Frosted double glazed window to rear.

Cellar

Door from entrance hall, with stairs down to cellar with light.

First Floor Landing

Spilt level landing with access to loft and radiator.

Bedroom One

Double glazed window to front. Radiator.

Bedroom Two

Double glazed window to front. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bedroom Four

Built in cupboard. Double glazed window to rear. Radiator.

Study

Double glazed window to front. Radiator.

Bathroom

Bath with separate electric shower above, low level WC and hand wash basin. Part tiled walls. Frosted double glazed window to rear. Radiator.

Shower Room

Walk in electric shower. Frosted double glazed window to side. Radiator.

Outside

To the front of the house there is a slate pathway and steps to the front door with lawned garden areas and stocked borders to either side. The enclosed rear garden is mainly laid to lawn with stocked borders and paved terraced area. There are double gates with a small paved area offering off road parking leading to a detached single garage with up and over door to front.

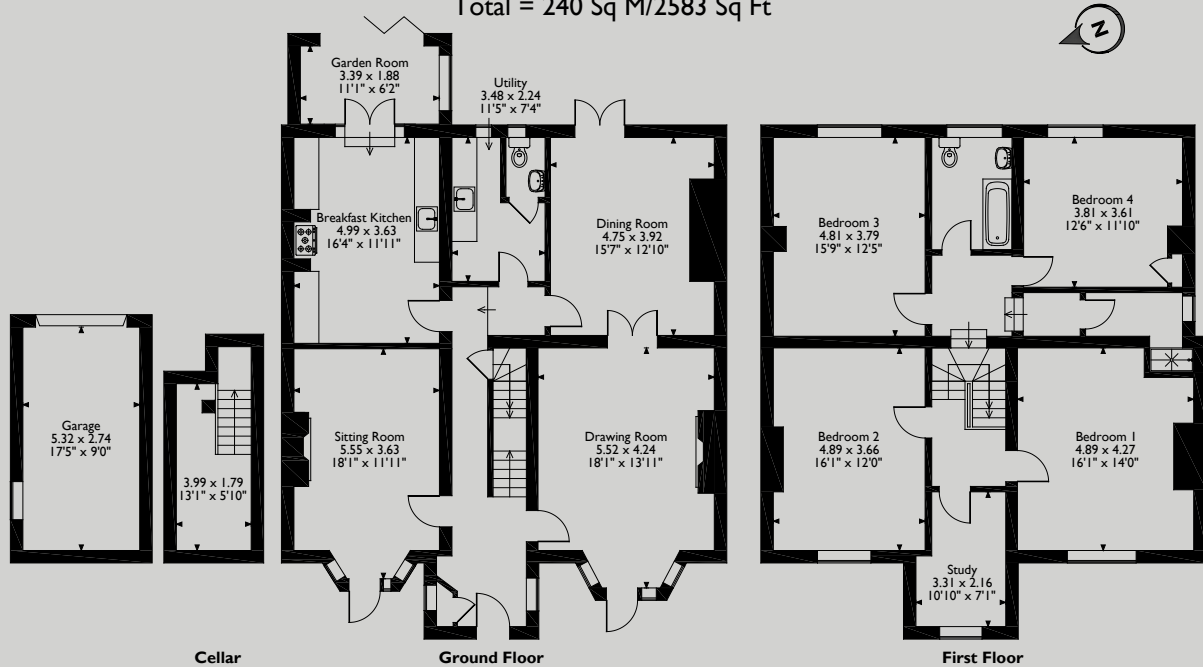
Property Information

The council tax is band G. We understand the property is freehold. With mains water, electricity and mains drainage connected. Gas fired central heating and hot water. The neighbouring property has a pedestrian right of way to the pathway along the side of the garage.



Floorplans

Approximate Gross Internal Area
Main House = 225 Sq M/2422 Sq Ft
Garage = 15 Sq M/161 Sq Ft
Total = 240 Sq M/2583 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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