



# SMITHFIELD HOUSE

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Castle Street, Holt

**Rickitt**  
Partnership

## Well presented Grade II three storey house

Grade II listed three storey house ♦ Five/six bedrooms ♦ Three reception rooms ♦ Wealth of period features ♦ In heart of Holt Village ♦ Gardens to three sides ♦ Off road parking ♦ Barn with planning permission

### Description

An elegant mid-late 17th century Grade II listed three storey five/six bedroom former farmhouse in the heart of Holt Village. This delightful and well presented period home has three reception rooms and a wealth of period features throughout including exposed beams, timbers and sandstone inglenook fireplace. The property sits on a corner plot with gardens to three sides with off road parking to the side. The attached barn at the rear has planning permission (P/2011/0784) to convert into a residential dwelling.

### Entrance Porch

Part exposed sandstone walls. Exposed beams and timbers.

### Sitting Room

Feature fireplace with stone surround with brick back and tiled hearth. Window to front. Exposed beams. Small under stairs cupboard. Radiator.

### Drawing Room

Feature Inglenook sandstone fireplace with beam above, inset log burner and tiled hearth. Staircase to first floor landing. Two windows to front. Small window to rear. Exposed beams and timbers. Part exposed sandstone wall. Radiator.







### **Dining Room**

Part exposed sandstone wall. Open staircase to bedroom two. Window to front. Window and part glass panelled door to rear. Exposed beams. Radiator.

### **Breakfast Kitchen**

Range of wall and base units with Corian work surface above with inset Belfast style double sink with mixer tap. Rangemaster professional 110 range with a six ring gas hob with extractor fan and exposed beam above. Floor to near ceiling pantry double cupboard. Central breakfast table island with timber top and units below. Space for American style fridge/freezer. Space for dishwasher. Exposed beams. Window to rear. Window to side. Window and part glass panelled door to side. Tiled floor.

### **Utility Room**

Marble effect work surface with space for washing machine below. Wall mounted gas fired boiler. Hot water cylinder. Small window to side. Part exposed sandstone wall. Tiled floor.

### **First Floor Landing**

Staircase to main bedroom suite. Exposed beams and timbers. Window to rear. Part exposed sandstone wall. Radiator.

### **Bedroom Two**

Open staircase to dining room. Exposed beams. Window to front and one to rear. Radiator. Open staircase to mezzanine/dressing area.

### **Bedroom Three**

Window to front and one to side. Exposed beams. Stained glass window to landing. Radiator.

### **Bedroom Four**

Exposed beams and timbers. Window to front. Radiator.





### **Bedroom Five**

Window to rear. Exposed beam and timber. Radiator.

### **Study/Bedroom Six**

Window to front. Exposed beams and timber. Radiator.

### **Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Small frosted window to side. Exposed beam. Wall mounted heated towel rail.

### **Second Floor Main Bedroom Suite**

Exposed beams and timbers. Two windows to front. Part exposed sandstone wall. Timber flooring. Open plan dressing area. Radiator.

### **En-Suite Bathroom**

Modern free standing bath with shower above, low level WC and hand wash basin. Exposed beams. Window to front. Timber flooring. Wall mounted heated towel rail. Radiator.







## Outside

The house sits on a corner plot with lawned gardens to the front with pathway leading to the front door. Lawned garden to the side with a gravelled area offering off road parking for several vehicles. The enclosed rear garden is mainly laid to lawn with a large paved terraced area.

### The Barn

There is an attached barn with planning permission P/2011/0784 to convert the barn into a residential dwelling. At present, the barn comprising of:

### Room One

Double glazed bi folding patio door to front. Part double glazed door and double glazed windows to front. Open staircase to first floor. Exposed brick walls.

### Room Two

Part double glazed French doors and double glazed windows to front. Exposed brick and stone walls.

### Second Floor

### Room Three

Three windows to front. Two Velux windows to rear. Exposed beams. Exposed brick walls.

### Room Four

Window to front. Two Velux windows to rear. Exposed beams. Exposed brick walls.

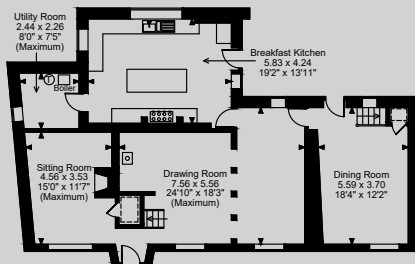
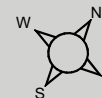
### Property Information

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.

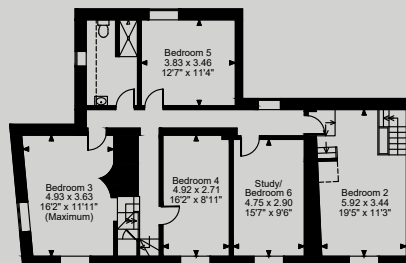


# Floorplans

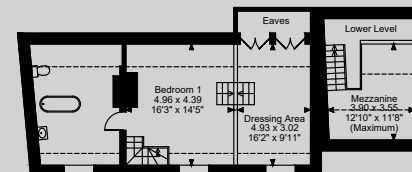
**Approximate Gross Internal Area**  
**Main House = 2887 Sq Ft/268 Sq M**  
**Barn Building = 1884 Sq Ft/175 Sq M**  
**Total = 4771 Sq Ft/443 Sq M**



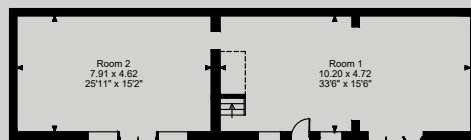
**Ground Floor**



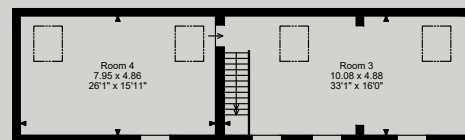
**First Floor**



**Second Floor**



**Barn Ground Floor**



**Barn First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□□□□ Denotes restricted head height

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