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EGG COTTAGE
24
PEACOCK LANE

THE STORY OF

Egg Cottage

Holt, Norfolk

SOWERBYS



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Egg Cottage

24 Peacock Lane, Holt,
Norfolk, NR25 6HA

Two Bed, Two Bath Modern Cottage

Contemporary Kitchen Immaculately Presented Throughout

Sunroom and Garden with Private Garage and Parking

Excellent Holiday Let Just a Short Stroll
to Shops, Cafes and Restaurants

Options to Purchase Contents

Charm and modernity subtly fused to provide the perfect north Norfolk bolthole.

Embrace the warmth and sophistication of modern living in this well-designed and ready to enjoy cottage. The interiors feature a seamless blend of contemporary finishes and classic elements, creating a welcoming atmosphere.

A well-appointed kitchen features all the essential requirements for a comfortable stay including an oven, hob, semi-integrated dishwasher plus space and plumbing for a washing machine and fridge/freezer. The kitchen also accommodates a small breakfast table.

The living room is cosy, making it an ideal space to unwind after a busy day. The thoughtful layout enhances the sense of openness while maintaining a sense of intimacy.

A delightful sun room provides additional reception and/or dining space and looks out over the terrace and garden. Off the hall is a guest WC.

The cottage boasts two good sized bedrooms, each with en-suite facilities that are both modern and well-appointed. The balanced and efficient layout creates a sumptuous space for two people but also a comfortable environment for four.

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Step outside into your private outdoor space, where a low maintenance, landscaped garden provides a peaceful outdoor area. Enjoy alfresco dining on the paved terrace or simply relax with a book in this serene environment.



Convenience is key with dedicated parking and a garage, ensuring you never have to worry about finding a space for your vehicle. The garage also offers additional storage space for your convenience.



Holt, with its historic charm and vibrant community, provides the perfect backdrop for a relaxed lifestyle. Explore boutique shops, quaint cafes, and enjoy the scenic beauty of north Norfolk's countryside and coast.



Ground Floor
Approximate Floor Area
483 sq. ft
(44.92 sq. m)

First Floor
Approximate Floor Area
340 sq. ft
(31.63 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

Holt

IN NORFOLK
IS THE PLACE TO CALL HOME



A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the

latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and



there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.

Note from the Vendor



“We would describe our home as comfortable, cosy and convenient.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 8129-2128-7000-0833-0292

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///dilute.best.dabbling

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