



THE STORY OF

7 Barn Owl Drive

Holt, Norfolk

SOWERBYS

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7 Barn Owl Drive

Holt, Norfolk
NR25 6GP

Situated on the Popular Lovell Homes
Development of Heath Farm

Ideally Located for the Centre of Holt

Within a 10 Minute Drive to Multiple
Coastal Destinations

Detached Property

Beautifully Finished

Two Bedrooms

Two Bathrooms

Off-Road Parking for Two Vehicles

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“The homeowner has a meticulous eye for detail and it really shows...”

From the heart of the renowned Heath Farm development, by the highly reputable Lovell Homes, this unique home finds itself within walking distance to the centre of Holt; where you will find eclectic independent shops, cafes and bars, alongside the usual transport links. Holt is famous as the historic Georgian market town which is surrounded by stunning walks, the Poppy Line steam train station, and for its closeness to the North Norfolk coast.

7 Barn Owl Drive is a beautifully presented two bedroom, two bathroom home which is uniquely detached -

something which sets it apart from other properties within this community.

The homeowner has a meticulous eye for detail and cleverly opted in for upgrades for this home, in conjunction with some later additions made. With upgraded appliances, Bosch used throughout, the oven purposely placed at eye-level really helps cement convenience at the soul of 7 Barn Owl Drive. More recent upgrades to this charming home are the granite worktops, new induction hob - with a glass hood, and the antibacterial sink accompanied with mixer taps.

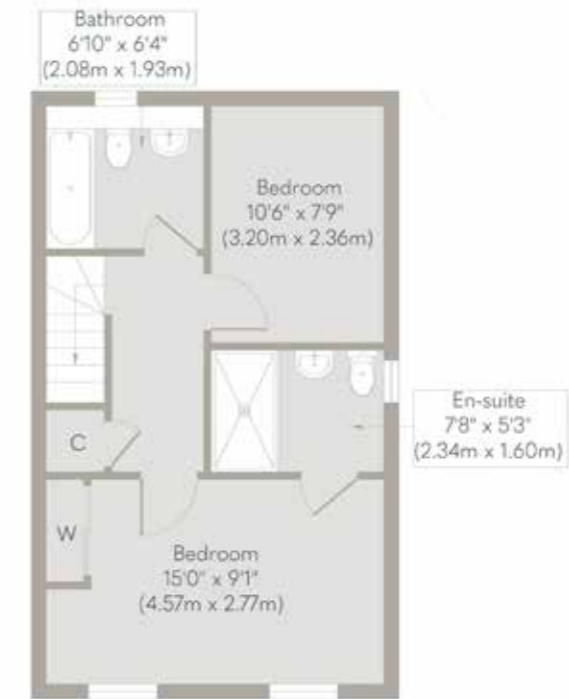


The additions and extra care for this home are not only limited to the interior of this much-loved home; the summerhouse and garden shed are great additions to the rear garden. The rear garden has been landscaped, bordered with a range of trees, shrubs and perennials, and there is also a newly extended patio too. Finally, there is private parking for two vehicles in tandem, which could really tick the last box on the list of things to complete your perfect home.

Whether it is the location which drives your property search, modern amenities within the house, curb appeal or a special garden where you can watch the world go by, then 7 Barn Owl Drive might just be the home which offers you everything that you could need.







First Floor
Approximate Floor Area
385 sq. ft
(35.76 sq. m)



Ground Floor
Approximate Floor Area
390 sq. ft
(36.23 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.



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 Sowerbys



Located in an Area of Outstanding Beauty, Blakeney is well worth a visit.

“Located with a famous town, you're still only 10 minutes away from an equally renowned coastline.”

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SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas-fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref: 8461-7430-6109-7775-0922

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: ///fairness.racing.treatment

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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