



THE STORY OF

The Coach House

Holt, Norfolk

SOWERBYS



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The Coach House

5 The Beeches, Station Road, Holt, Norfolk,
NR25 6AU

●
Beautiful Residence for the Over 55s

Perfectly Located with Near-Immediate Access to Amenities

Immaculately Presented

Two Bedrooms, Two Bathrooms

Private Garage and Shared Parking Area

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The Coach House is an immaculately presented home at the increasingly popular residence for over 55s, The Beeches. Perfectly located in the heart of this Georgian market town, there are many amenities within near-immediate walking distance, such as bus stops, the High Street with its many shops, chemists, opticians, and a wide selection of quintessential cafés and restaurants.

This particular building stood here at the time the main house, now converted into retirement flats, was in its heyday. It has been wonderfully converted and beautifully presented, allowing this period Georgian home's natural character to come through, such as its gloriously high ceilings. With a characterful main

bedroom, a second bedroom with built-in pull down bed, and two bathrooms, this home caters perfectly to staying guests, or maybe occupants that require their own space. It provides the most superb sitting room and conservatory which enjoy floods of light, and not forgetting the views across the garden from the conservatory.

Your private patio area is the perfect place to enjoy an evening outside, supplemented by the soundtrack of birdsong and the rustling of leaves from the trees that line the road. There is shared parking at The Beeches, with plenty of space for visitors, and a single garage which, if not used for its intended purpose, makes for a brilliant bit of extra storage.

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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



The courtyard garden at The Coach House

“...the perfect place to enjoy time outside, with the soundtrack of birdsong and the rustling of leaves.”

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SERVICES CONNECTED

Mains electricity, water and drainage. Electric storage heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0390-2807-9340-2224-0721

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

Leasehold. The term remaining is approximately 91 years. The service charge is currently £1,835 and the ground rent £1 per annum.

LOCATION

What3words: ///officials.seducing.gazed

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