



THE STORY OF

# 20 New Street

*Holt, Norfolk*

**SOWERBYS**



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# 20 New Street

Holt, Norfolk  
NR25 6JH

●  
Period Cottage

Renovated to a Superb Standard

Two Bedrooms

Grade II Listed

Rear Garden

Ideal Location

●  
Successful Holiday Let

**20** New Street is an exquisite Grade II Listed end-of-terrace cottage, located in the heart of the historic town of Holt.

This beautifully finished home has been meticulously renovated to a high standard, blending contemporary comforts with timeless character. The inviting façade, complete with traditional brickwork and sash windows, sets the stage for the warm and welcoming interior that follows inside.

The thoughtfully designed living space fully maximizes the comfort and style. The ground floor features a cosy sitting room perfect for relaxing, and a modern kitchen equipped with high-quality appliances and ample storage, ideal for both everyday living and entertaining.

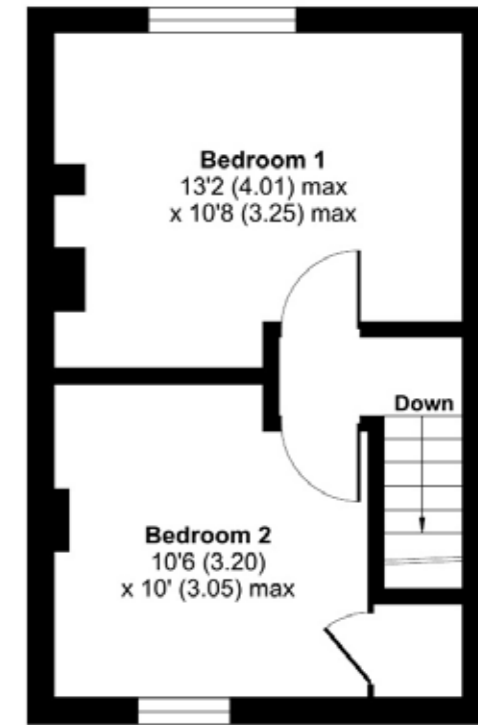
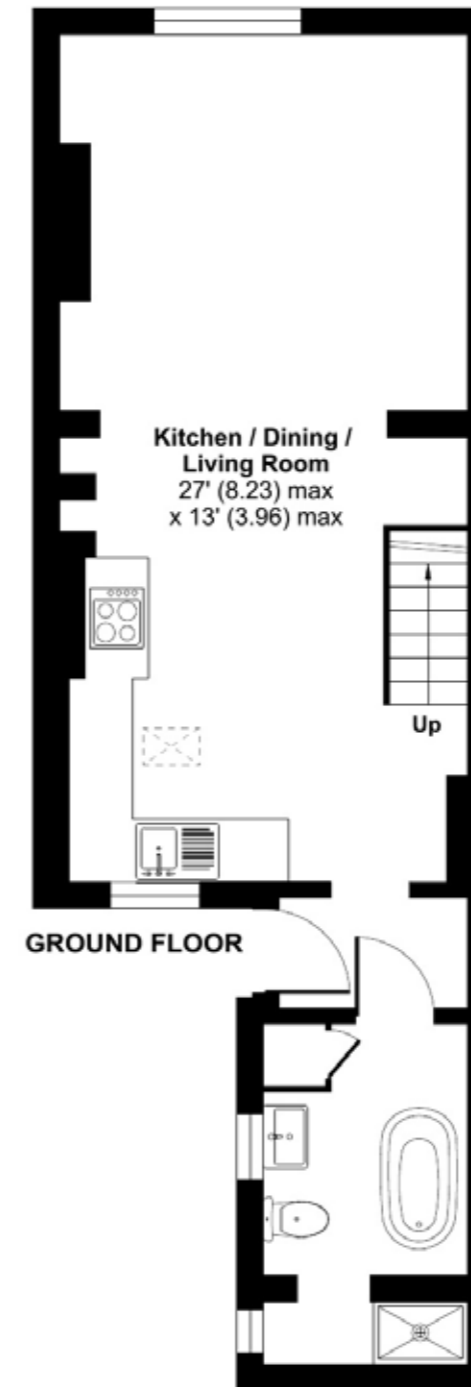
Upstairs, the two generously sized bedrooms are tastefully decorated, providing a serene retreat at the end of the day. The sympathetically modern bathroom is well-appointed, ensuring a touch of luxury in your daily routine.

**SOWERBYS HOLT OFFICE**  
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One of the highlights of 20 New Street is its delightful rear garden, a private space perfect for outdoor dining, gardening, or simply unwinding in the sun.

The cottage has also been a very successful holiday let, making it a fantastic investment opportunity as well as a lovely home. The current owners have loved spending many family holidays in the house, ideally situated in the vibrant and picturesque town of Holt.

The charming cottage offers easy access to a range of local amenities, boutique shops, cafes, and the stunning North Norfolk coast. Whether you are looking for a permanent residence, a holiday getaway, or an investment property, don't miss the opportunity to make this delightful home your own.



Approximate Area = 723 sq ft / 67.1 sq m  
For identification only - Not to scale

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



Byfords Restaurant and Cafe.

“We have loved being in the middle of Holt for all the shops and pubs, but still an easy distance to the coast.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 6800-8292-0022-8322-3543

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: ///piles.roosters.novelists

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# SOWERBYS



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