



THE STORY OF
Nutmeg Cottage
Holt, Norfolk

SOWERBYS



THE STORY OF

Nutmeg Cottage

Holt, Norfolk
NR25 6AW

Unique and Rare Location
in the Very Centre of Holt

Beautifully Presented
with Modern Finishes

Perfect Bolthole or
Investment Property

Two Bedrooms and
Upstairs Bathroom

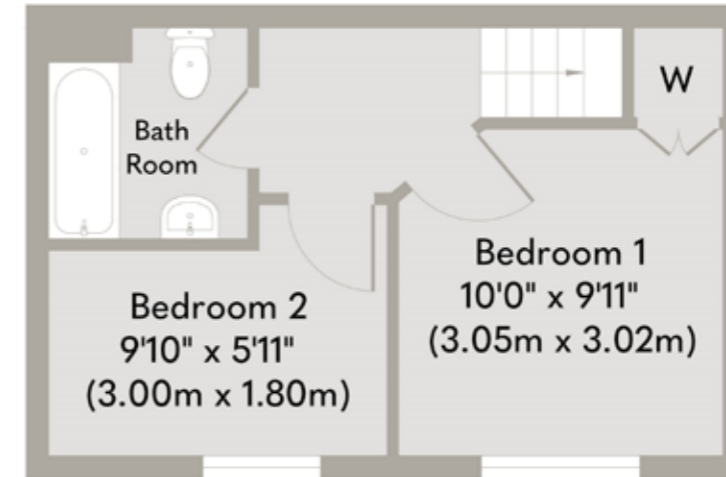
Very Low Maintenance

SOWERBYS HOLT OFFICE
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Nutmeg Cottage is a charming period terraced property, boasting two cosy bedrooms and one bathroom. This delightful cottage holds the perfect position just off the centre of town, making it an ideal retreat in the heart of North Norfolk. Nutmeg Cottage has enjoyed success as a holiday let, offering guests a warm and welcoming atmosphere, yet it also serves beautifully as a personal bolthole for those seeking a serene escape.

The cottage's open plan kitchen, dining room, and living room create a superbly sociable space, perfect for entertaining or relaxing in comfort. Modern amenities are seamlessly integrated with the characterful period features, providing the best of both worlds. Whether you're looking for a lucrative investment or a peaceful getaway, Nutmeg Cottage offers charm and convenience in an idyllic setting.





First Floor



Ground Floor

Ground Floor Approximate Floor Area 242 sq.ft (22.48 sq.m)

First Floor Approximate Floor Area 242 sq.ft (22.48 sq.m)

Approx. Gross Internal Floor Area 484 sq.ft (44.96 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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Holt

A STRONG SENSE OF COMMUNITY
AND A FINE MARKET TOWN

Holt thrives on a strong sense of community, supported by proud residents and local businesses. Many champion the 'Love Holt' initiative, celebrating the independent shops that bring vibrancy to the Georgian town centre. The town hosts numerous local events throughout the year, including the Holt Festival and the 1940s Weekend, which takes over the town and the heritage 'Poppy Line' railway running between Holt and Sheringham.

Holt boasts traditional shops like a butcher, fishmonger, and greengrocer. It even has its own department store and food hall, Bakers and Larners, a local landmark run by the same family since 1770. Chic boutiques and luxe lifestyle stores fill the town and its surrounding yards, offering beautiful items for your home and wardrobe. Norfolk Natural Living, known for locally made fragrances, is a notable stop.

Life in Holt is leisurely, with numerous spots to enjoy a coffee or a meal. Byfords deli and café, believed to be the oldest house in town, is a central landmark and an ideal place to watch the world go by. There's no rush—relax and savor country life! The town also hosts the historic Gresham's School.

Holt features an abundance of Georgian properties, especially around the town center. Further out, you'll find leafy roads with stylish, detached 1930s family homes and well-designed contemporary houses that blend with the countryside. For those wanting to reconnect with nature, Holt Country Park and Spout Hills offer heathland and green spaces.

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



Note from Sowerbys



“Nutmeg Cottage offers charm and convenience in an idyllic setting.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref: 0310-2011-3430-2194-6075

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: ///game.offstage.giggles

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.

SOWERBYS

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 St Martins
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for the homeless

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Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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