



THE STORY OF

The Brindles

Holt, Norfolk

SOWERBYS



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The Brindles

Pearsons Road, Holt, Norfolk,
NR25 6EJ

Detached Residence in a Prime
Residential Location

Walking Distance to Holt Town Centre

Opposite Gresham's School

Open-Plan Kitchen/Dining/Breakfast Room

Utility Room and Cloakroom

Two Reception Rooms

Principal Suite and Three
Additional Double Bedrooms

Large First Floor Reception Room/Bedroom

Ample Off-Road Parking

Private, Well-Stocked Gardens with Barbecue Area

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Discover contemporary living in a discreet and private setting yet conveniently close to Holt's vibrant town centre. Welcome to The Brindles, a stunning detached residence perfectly nestled in an exclusive residential area. Enjoy the comfort and convenience of being within walking distance of the historic Georgian town of Holt and directly opposite the renowned Gresham's School.

Tucked away off Pearsons Road, The Brindles is accessed via a private gravelled driveway leading to secure electric gates. The brick weave driveway offers ample off-road parking, ensuring convenience for you and your guests.

Step inside and experience the contemporary style of this exquisite property. An open-plan kitchen/dining/breakfast room creates a modern and spacious area for culinary delights and family gatherings. This is supported by a utility room. A 24' living room provides a sumptuous main reception with grand proportions and a wood-burning stove. A spacious conservatory expands the living and reception options whilst embracing the garden.

Indulge in the comfort of the principal suite, complemented by three additional double bedrooms, each featuring built-in wardrobes. A guest bedroom includes an en-suite shower room, and two further bedrooms share a connecting shower room. The first floor reveals a large reception room, which can serve as an additional bedroom or versatile living space to suit your needs.

The fully enclosed side and rear gardens provide a private oasis, featuring a large patio area, extending the entire width of the property, perfect for outdoor dining and relaxation. Mature shrubs, hedging, and flower borders create a private and colourful landscape for year-round appeal. A covered barbecue area equipped with a barbecue and outdoor kitchen facilities is ideal for all year round entertaining.



First Floor
Approximate Floor Area
282 sq. ft
(26.17 sq. m)



Ground Floor
Approximate Floor Area
1,751 sq. ft
(162.65 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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...this home has given us much more space, and the children to be closer to their friends in the community.



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 the Vendor



Cromer seafront

“There are some fantastic beaches nearby - they're our favourite places to explore.”



SERVICES CONNECTED

Mains electricity and water. Gas fired central heating. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0634-3925-5300-0374-7292

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: ///recipient.vaccines.thrillers

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SOWERBYS

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Journey*

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for the homeless

 **mind**
Norfolk and
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Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

