



THE STORY OF

# 5a Weston Square

*Holt, Norfolk*

SOWERBYS



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# 5a Weston Square

Holt, Norfolk,  
NR25 6HU

First Time to Market  
in Nearly 20 Years

Prime Location Moments  
from Holt's High Street

Semi-Detached Brick  
and Flint Cottage

Two Bedrooms and  
Modern Bathroom

Cosy Sitting Room  
and Spacious Kitchen/  
Dining Room

Ground Floor WC

Private Walled Garden

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Tucked away in an enviable location just off Holt's charming high street, 5a Weston Square is a rare opportunity, coming to market for the first time in nearly two decades. This delightful brick and flint semi-detached cottage is perfectly placed to enjoy the very best of this historic Georgian market town, with its thriving selection of independent cafés, boutiques, and welcoming pubs all just moments from your doorstep. A true hidden gem, this much-loved home offers a peaceful retreat while remaining at the heart of Holt's vibrant community.

Thoughtfully arranged and beautifully presented, the cottage offers a low-maintenance lifestyle ideal for a weekend escape or a permanent home. The accommodation is well balanced, with two comfortable bedrooms and a modern bathroom upstairs, while the ground floor provides a cosy sitting room, a bright and airy kitchen/dining room, and a convenient W/C. The property effortlessly extends into a private walled garden – the perfect spot to relax or entertain. This charming home blends character, convenience, and tranquillity in one of North Norfolk's most desirable locations.

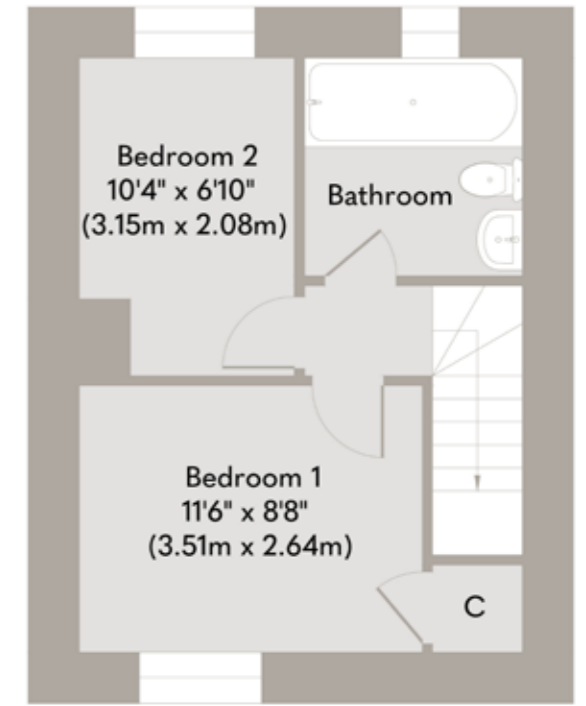


It's compact, pretty and peaceful.





**Ground Floor**  
Approximate Floor Area  
318 sq. ft  
(29.59 sq. m)



**First Floor**  
Approximate Floor Area  
279 sq. ft  
(25.89 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 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 savour country life! The town also hosts the historic Gresham's School.

Holt features an abundance of Georgian properties, especially around the town centre. 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



5a Weston Square

“We love to sit in our pretty private yard where we enjoy the afternoon sun.”



### SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

C. Ref:- 9235-6227-7400-0055-8226

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: ///ruling.rocker.interrupt

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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