



THE STORY OF

# 6 Kelling Road

*Holt, Norfolk*

SOWERBYS





THE STORY OF

# 6 Kelling Road

Holt, Norfolk  
NR25 6RT

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Detached Five Bedroom Home

Chain Free

Annexe Accommodation

Private Gardens

Art Deco Style Home

Gated Entrance

Town Location

Versatile Property

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**SOWERBYS HOLT OFFICE**

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An elegant and imposing detached residence, perfectly positioned within walking distance of Holt's charming town centre. Built in the 1920s in the distinctive Art Deco style, this striking home combines timeless architectural character with modern versatility.

Set behind a gated, in-and-out driveway that provides ample parking, the property opens into a welcoming interior offering a flexible layout to suit a variety of lifestyles. The ground floor features a range of well-proportioned reception rooms, ideal for both everyday living and entertaining, with spaces that can be adapted to suit the seasons or special occasions.

At the heart of the home is a bright and sociable kitchen-dining area with french doors leading to a sunny patio, perfect for indoor-outdoor living. A separate utility room adds convenience to this stylish and functional space.

Upstairs, the main house offers four comfortable bedrooms, thoughtfully arranged for family life or guest accommodation.

One of the standout features of the property is the thoughtfully designed annexe, originally created for multi-generational living, it has more recently proven to be a successful one-bedroom holiday let. Complete with its own private garden and interconnecting doors to the main residence, it offers excellent flexibility for income generation, guest accommodation, or extended family use.

The rear garden is a true haven - private, sunny, and beautifully arranged with distinct areas to relax, entertain, or garden in peace.

This is a rare opportunity to own a unique and adaptable home in one of North Norfolk's most desirable locations.









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 Sowerbys



“The rear garden is a true haven - private, sunny, and beautifully arranged with distinct areas to relax, entertain, or garden in peace.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///widget.younger.fortnight

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# 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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