



THE STORY OF
2 The Beeches
Holt, Norfolk

SOWERBYS



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Station Road, Holt, Norfolk
NR25 6AU

Beautifully Renovated First-Floor Apartment in
an Exclusive Over 60's Development

Elegant Interiors Blending Modern Comfort with
Timeless Character and Design

Light-Filled Living Spaces Enhanced by Newly
Fitted Sash Windows Throughout

Contemporary Kitchen Redesigned for Sociable
Living and Everyday Ease

Thoughtfully Added Utility Room Offering
Practicality Without Compromising Style

Landscaped Communal Gardens Create a Serene
and Welcoming First Impression

Rarely Available Private Garage and Off-Street
Parking within the Development

Peaceful, Well-Maintained Setting just a Short
Stroll from Holt's Excellent Amenities

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A beautifully renovated first-floor apartment, offering stylish and thoughtfully designed accommodation exclusively for residents aged 60 and over. This elegant home has been meticulously updated in recent years, blending contemporary comforts with timeless character.

At the heart of the apartment is a newly fitted kitchen, combining sleek design with functionality to create a sociable space for cooking and dining. The layout has been cleverly reconfigured to include a practical utility room, enhancing everyday convenience.

Light pours into the apartment through newly installed, tastefully designed sash windows, creating a bright and welcoming atmosphere throughout. Every detail has been carefully considered to ensure both style and comfort.

Outside, the approach to the property is truly impressive, with beautifully landscaped communal gardens that provide a warm and inviting welcome. The apartment also benefits from a private garage and off-street parking—rare and valuable additions in this sought-after development.

Set within a peaceful, well-maintained development close to the amenities of Holt, this is an ideal home for those seeking quality, comfort, and a vibrant community in later life.





Garage
17'2" x 8'2"
(5.23m x 2.49m)

Garage
Approximate Floor Area
140 sq. ft
(13.00 sq. m)



Study
18'9" x 6'9"
(5.72m x 2.06m)

Kitchen
14'3" x 10'6"
(4.34m x 3.20m)

Shower Room

Sitting Room
14'4" x 14'3"
(4.37m x 4.34m)

Bedroom
14'9" x 13'2"
(4.50m x 4.01m)

Utility

Ground Floor
Approximate Floor Area
127 sq. ft
(11.79 sq. m)

First Floor
Approximate Floor Area
948 sq. ft
(88.07 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 Sowerbys



“For those seeking quality, comfort, and a vibrant community in later life.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

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

The property is Leasehold with 91 years remaining, a ground rent charge of £1.00pa and a monthly service charge of £206.

LOCATION

What3words: ///washed.tower.duplicate

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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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