



THE STORY OF

5 Lodge Farm Barns

Holt, Norfolk

SOWERBYS



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Holt, Norfolk
NR25 6SW

Barn Conversion

Period Features Throughout

Town Location

Open Plan Accommodation

Large Kitchen

Utility Room

Three Bedrooms

Double Garage

En-Suite

SOWERBYS HOLT OFFICE

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Tucked away in a peaceful corner of a select development, 5 Lodge Farm Barns is a beautifully presented barn conversion that combines rustic charm with contemporary comfort. Boasting exposed brickwork, vaulted ceilings, and feature fireplaces, this unique home offers a warm and inviting atmosphere throughout.

The ground floor is designed with a sense of openness and flow, providing generous living and dining areas ideal for both everyday living and entertaining. Upstairs, a large and versatile reception space includes a striking galleried area that overlooks the entrance hall and living space, adding to the barn's sense of grandeur and light.

The accommodation comprises three well-proportioned bedrooms arranged over two floors, offering flexibility for families, guests, or home working.

Outside, the property enjoys gardens to both the front and rear, delivering a balance of outdoor space that's spacious yet easy to maintain. A double garage and additional parking for two cars complete the offering.

Whether you're looking for a stylish main residence or a charming second home, this private and well-located barn conversion is a rare find in one of North Norfolk's most desirable market towns.





First Floor
Approximate Floor Area
1166 sq. ft
(108.32 sq. m)



Ground Floor
Approximate Floor Area
1216 sq. ft
(112.97 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



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SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating with underfloor heating to ground floor and radiators to first floor.

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: ///recipient.nightcap.sharpens

AGENT'S NOTE

Service charge of £250pa paid to one of the property owners who sorts out the shared driveway and clears the pond.

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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