



THE STORY OF

Summer Barn

Holt, Norfolk

SOWERBYS



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Summer Barn

Holt, Norfolk
NR25 6SF

Rare Location Within The Centre Of Holt

Near-Immediate Access to Spout Hills

Developed by the Highly Reputable
Dennis Nudd in 2019

Beautiful Character with Modern Amenities

Four Bedrooms

Three Bathrooms

Exquisite Garden

Off-Road Parking

Single Cart Shed with Double Doors

SOWERBYS HOLT OFFICE

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Tucked away on Valley Lane, one of Holt's most desirable addresses, Summer Barn offers the rare combination of tranquillity and town life. Just a short stroll from the vibrant heart of Holt and the scenic trails of Spout Hills, the location is both inspiring and convenient. The town is full of character, with independent boutiques, artisan cafés and family-run businesses bringing warmth and personality to this Georgian market town.

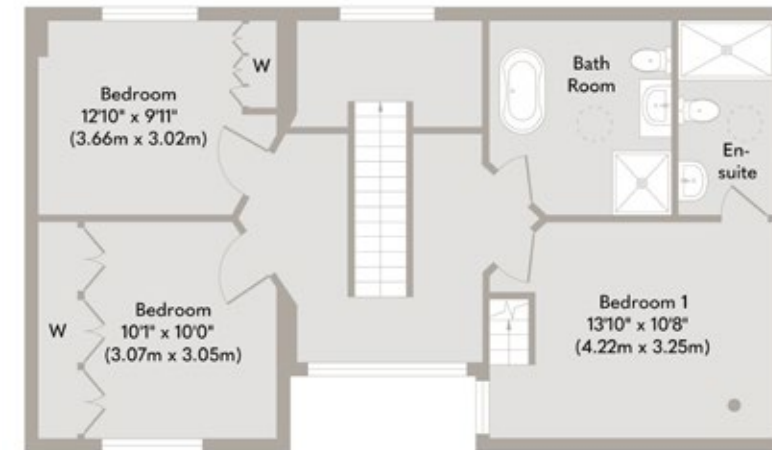
Originally developed in 2019 by acclaimed local builder Dennis Nudd, Summer Barn reflects his hallmark quality and attention to detail. Built with soul and finished with finesse, it's one of a select few barn conversions secured before ever reaching the open market - a testament to their appeal.

With three generous bedrooms and two beautifully appointed bathrooms upstairs, plus a flexible ground floor bedroom with en suite, Summer Barn is thoughtfully designed for modern living. The layout flows seamlessly from the sociable kitchen to the light-filled day room, perfect for catching the afternoon sun, and on to the elegant main reception - a space full of warmth and quiet character. A wood-burning stove adds to the charm, creating a cosy setting for relaxed evenings. This is a home that adapts effortlessly to family life, entertaining, or simply enjoying a slower pace.

Enclosed by classic brick and flint walls, the garden is a mix of mature planting and low-maintenance landscaping. Arranged into inviting pockets of space, it's perfect for quiet mornings, summer gatherings or enjoying open views across the fields - private yet connected to nature. To the front, a gravelled driveway offers parking for 2-3 vehicles, with a traditional cart lodge providing additional storage or secure space for cherished equipment or vehicles.

Perfectly positioned within walking distance of Holt's centre, Summer Barn offers a lifestyle where countryside calm meets the energy of one of North Norfolk's most treasured market towns.





First Floor
Approximate Floor Area
748 sq. ft
(69.49 sq. m)



Mezzanine
Approximate Floor Area
86 sq. ft
(8.00 sq. m)



Ground Floor
Approximate Floor Area
1142 sq. ft
(106.09 sq. m)



Outbuilding
Approximate Floor Area
97 sq. ft
(9.01 sq. m)



Garage
Approximate Floor Area
148 sq. ft
(13.76 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



Rear Garden

“Thoughtfully arranged into inviting pockets of space, it’s ideal for quiet mornings, summer gatherings or taking in the open views across the fields.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating with underfloor heating to the ground floor.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref: 8080-7133-7980-6112-1226

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: ///frostbite.refers.approvals

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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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