



THE STORY OF

Rock Rose

Holt, Norfolk

SOWERBYS



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Rock Rose

5 Pearsons Road, Holt, Norfolk
NR25 6EJ

Town Centre Location

Chain Free

Three Bedrooms and Two Bathrooms

Parking

Secret Garden

Holiday Let Potential

Contemporary Finishes Throughout

Period Charm

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Tucked away down a quiet private lane just a short walk from Holt's charming town centre, Rock Rose is a very pretty and beautifully presented cottage that offers the perfect blend of character, comfort, and convenience.

Steeped in history, Rock Rose was once Holt's original workhouse—thoughtfully transformed over time into the warm and welcoming home it is today. With its roots deep in the town's heritage, this unique property offers a rare opportunity to own a piece of local history, while enjoying all the benefits of modern living.

Currently run as a highly successful holiday let, the property is offered chain free, with the option to be sold furnished by negotiation—making it an ideal turnkey investment, second home, or permanent residence. Inside, the cottage boasts a sociable open-plan kitchen and dining area with all the charm of a traditional country kitchen. The cosy lounge, complete with a log burner, is the perfect place to unwind. A large, contemporary shower room on the ground floor adds a touch of modern luxury.

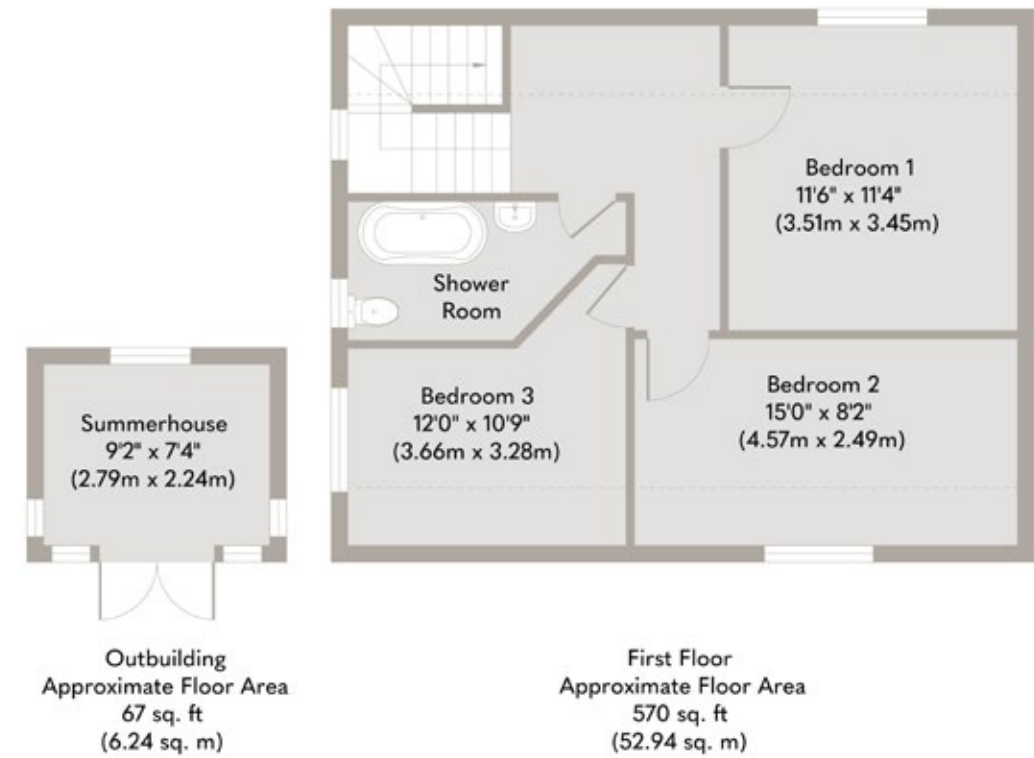
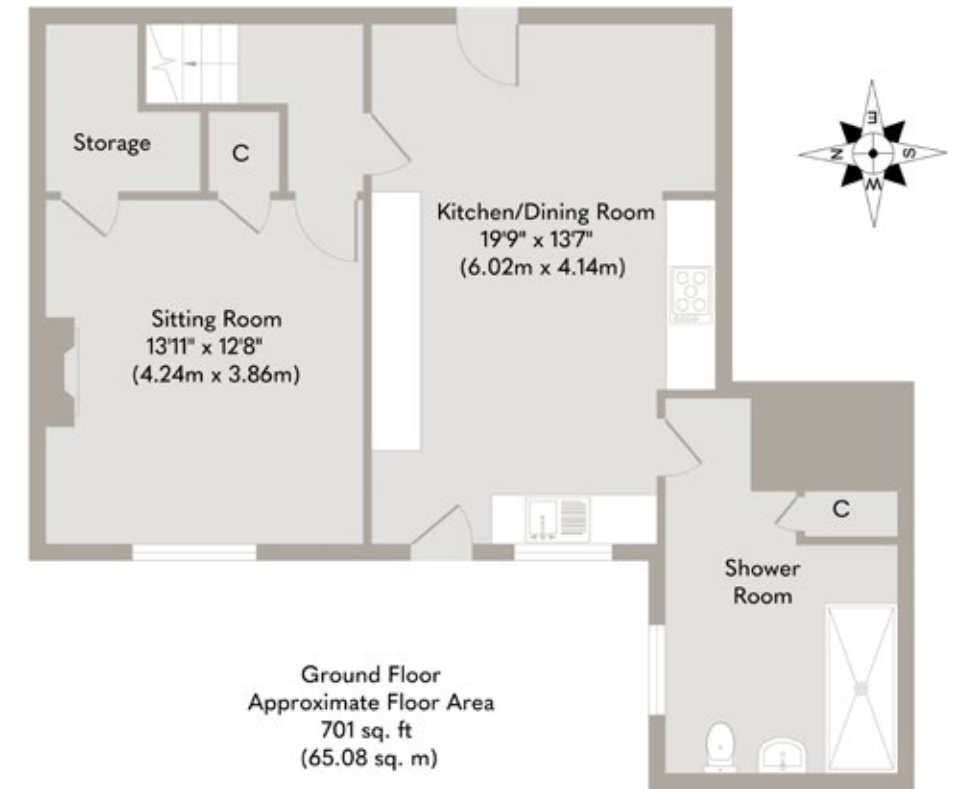
Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom, providing comfortable accommodation for families or guests.

Outside, there's parking just outside the cottage, a courtyard garden to the front, and—across the lane—a 'secret garden': a wonderfully private outdoor space with a versatile studio, ideal as a home office, creative space, or garden retreat.

Homes with such rich heritage, a central yet peaceful location, and proven holiday let potential are incredibly rare. Rock Rose is a true Norfolk treasure, beautifully reimagined for modern life.







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



“The property also blessed with a lovely outdoor ‘secret garden’ complete with a summer house, warm in winter and cool in summer, making it a delightful spot.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 0360-2485-5440-2395-1911

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: ///breathed.hedgehog.fallback

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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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