



THE STORY OF

1 Pintail Close

Salthouse, Norfolk

SOWERBYS



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1 Pintail Close

Salthouse, Holt, Norfolk
NR25 7XW

End-of-Terrace Cottage in Picturesque Salthouse

Two Bedrooms with Countryside
and Marshland Views

Light-Filled Sitting/Dining Room
Opening to the Garden

Well-Appointed Kitchen with
Solid Wood Cabinetry

Quiet Cul-De-Sac Location Just
Minutes from the Sea

Approx. 654 Sq. Ft. of Living
Space Across Two Floors

Ideal as a Main Home, Holiday
Let, or Weekend Retreat

Easy Access to Holt and North Norfolk's Coastline

SOWERBYS HOLT OFFICE

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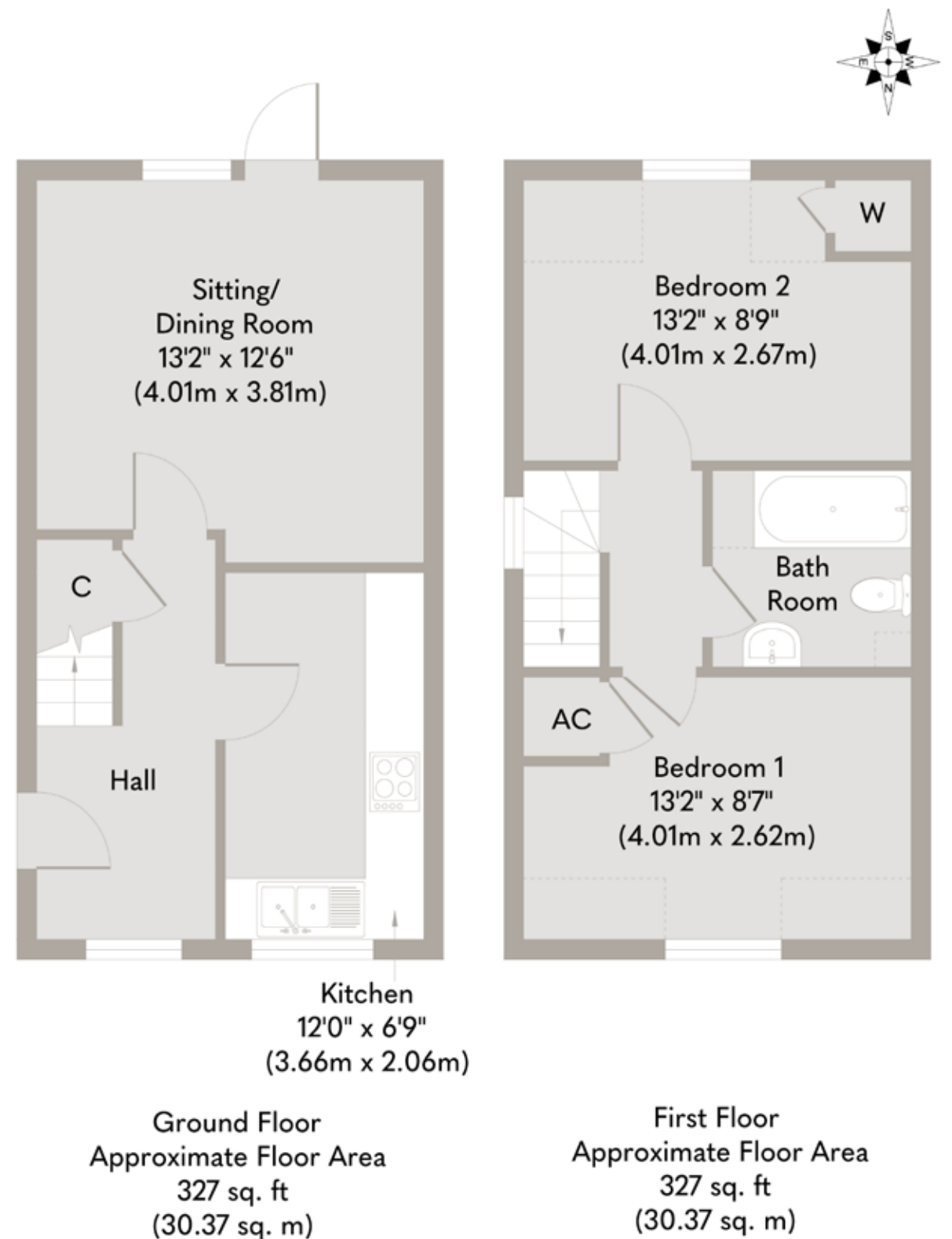
Tucked away at the edge of a peaceful cul-de-sac in the treasured village of Salthouse, 1 Pintail Close is a quietly enchanting end-of-terrace cottage, wrapped in the soft textures of brick and flint. With the whisper of the sea nearby and open countryside unfolding all around, this is a place where days begin with birdsong and end under wide Norfolk skies. From its red-tiled roof to its neat, flower-bordered path, this home invites you in with a quiet sense of belonging.

Inside, the cottage is filled with gentle light and thoughtful simplicity. The sitting and dining room offers a comfortable, calming space for fireside evenings or summer days with the garden door ajar. The kitchen, both practical and inviting, looks out across the greenery with its warm wood cabinetry and views that shift beautifully through the seasons. Upstairs, two serene bedrooms provide rest and reflection, with the rear room gazing out towards the salt marshes – ever-changing, always mesmerising.

This is more than a home; it's a place to exhale. Just a short stroll to the shingle beach and the much-loved local pub, and a brief drive to the market town of Holt, 1 Pintail Close is perfectly placed for quiet weekends, creative retreats, or a slower, richer pace of life by the coast. Here, the rhythm of nature is never far, and every corner carries a feeling of peace.







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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Salthouse

WHERE COAST, CALM AND
CHARACTER MEET

Nestled on the stunning North Norfolk coast, Salthouse is a charming and tranquil village renowned for its unspoilt natural beauty and timeless coastal character. Overlooking the salt marshes and shingle beach, this sought-after location offers panoramic views and an ever-changing landscape teeming with birdlife—perfect for nature lovers, walkers, and artists alike.

The village itself is steeped in history and retains an authentic Norfolk charm, with flint cottages, a 16th-century church, and a welcoming local pub, The Dun Cow, which enjoys sweeping views across the marshes to the sea. A seasonal pop-up art gallery and the nearby Cookies Crab Shop add to the village’s unique appeal.

Salthouse is just four miles from the popular Georgian market town of Holt, a hub of independent shops, cafés, galleries, and restaurants. It also lies within the Norfolk Coast Area of Outstanding Natural Beauty, offering easy access to the coast path, sailing, wild swimming, and birdwatching at nearby Cley Marshes Nature Reserve.

Well connected yet wonderfully peaceful, Salthouse provides an idyllic coastal retreat without compromising on access to amenities. Whether used as a permanent home, weekend getaway, or investment opportunity, properties in this area remain in high demand thanks to their rare blend of coastal tranquillity and characterful surroundings.

Offering the very best of North Norfolk living, Salthouse combines a deep connection to nature with a strong sense of community—making it a truly special place to call home.



Note from Sowerbys



“Where the salt
marsh meets
home, Norfolk
living at its most
peaceful.”



SERVICES CONNECTED

Mains water, electricity and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 6200-0925-0422-6523-3353

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: ///campfires.slide.shares

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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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