



BRITISH RAILWAYS

THE STORY OF

15 Eccles Way

Holt, Norfolk

SOWERBYS



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15 Eccles Way

Holt, Norfolk
NR25 6FN

Award-Winning Hopkins Homes
Build in Georgian-Style Crescent

Three Double Bedrooms, Two with En-Suites and a Shared Family Bathroom

Bespoke Kitchen with Neff Appliances

South-Facing Landscaped Garden
with Decking and Patio

Garage with Power Plus Two
Private Parking Spaces

Overlooking an Enclosed Private Green
No Onward Chain

Short Stroll to Holt's Georgian High
Street and Near North Norfolk Coast

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Moving here allowed us to slow down and be closer to family, as well as better access to beautiful countryside and beaches.

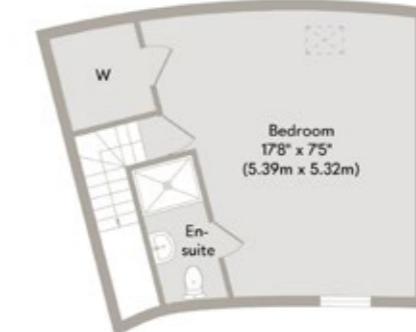
A new home is just the beginning

Set within a graceful Georgian-style crescent, this beautiful three-storey home combines timeless architecture with modern comfort. Built by multiple award-winning Hopkins Homes, its gently curving façade looks out over a tranquil enclosed green - a view that sets the tone for the calm, welcoming atmosphere inside. From the moment you step into the elegant hallway, with its soft light and generous storage, the home invites you to slow down and settle in. The sitting room, perfect for relaxed evenings, flows through double doors into a stunning kitchen-dining space, where bespoke fittings, Neff appliances, and french doors open directly to the sunny, landscaped garden beyond.

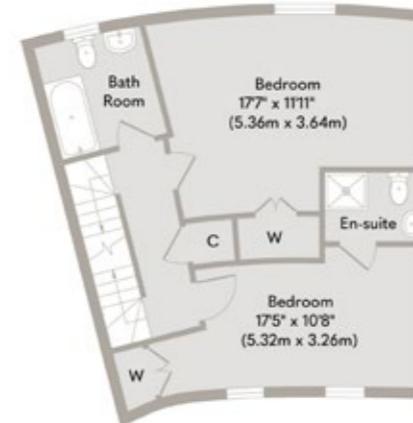
Upstairs, the accommodation is as versatile as it is inviting. The first floor offers a generous double bedroom with an en-suite shower room, another large bedroom, and a beautifully finished family bathroom. Rising to the top floor, the principal suite feels like a private retreat - an airy, light-filled space with plenty of room for a king-size bed, a walk-in cupboard, and a luxurious en-suite, where every detail has been considered for comfort. Throughout, high-quality fittings and a pressurised hot water system ensure the daily rituals of home are a pleasure.

The south-facing garden is a peaceful sanctuary, thoughtfully designed for easy upkeep yet rich in charm, with decking, flower beds, and a sheltered dining patio for long summer evenings. The garage, equipped with power and light, can be accessed from the garden, and a rear gate leads to two private parking spaces. Just a short stroll from Holt's delightful Georgian high street - with its independent shops, cafés, and market-town atmosphere - the property is also within easy reach of the wild beauty of the North Norfolk coast. Conveniently close to Gresham's School, whose presence has shaped much of the area's history (with Eccles Way and neighbouring roads named in honour of past Headmasters), this is a home ready to be loved from the moment you turn the key, with no onward chain.

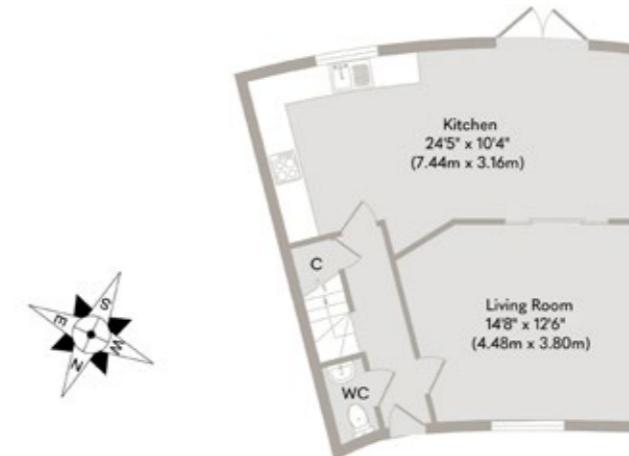




Second Floor
Approximate Floor Area
379 sq. ft
(35.25 sq. m)



First Floor
Approximate Floor Area
511 sq. ft
(47.49 sq. m)



Ground Floor
Approximate Floor Area
511 sq. ft
(47.49 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 the Vendor



"Our favourite spot is sitting on the top patio with a book and maybe a glass of something looking at the garden and the curve of the house."



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref: 0628-9030-7365-5578-8944

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: //ecologist.soak.bunch

AGENT'S NOTE

There is an annual charge payable to EWS for £177. This for ground rent of the open space landscaping charge.

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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