



THE STORY OF

# Sycamore Barn

*Holt, Norfolk*

SOWERBYS





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# Sycamore Barn

Holt, Norfolk  
NR25 6EB

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Unique Single Storey Barn-Style Residence

Four Bedrooms and Three Bathrooms

Magnificent Open Plan Living Area

Modern and Stylish Kitchen

Exquisitely Dressed and Presented Throughout

Air Source Under Floor Heating Throughout

Vaulted and Beamed Ceilings

High Specification and Finish

Gated Grounds and Discreet Environment

Hidden Location in Holt

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Sycamore Barn is a truly special home, capturing the architectural origins and natural drama of a Norfolk barn while embracing effortless style, luxurious comfort and impressive sustainability.

Hidden within the exclusive gated enclave of The Grove in Holt - once the grounds of Gresham's School - this remarkable residence is both private and discreet, yet just moments from Holt's Georgian centre and the North Norfolk coast.

Designed and built in recent years by the current owner, Sycamore Barn combines the character and scale of a traditional barn with refined modern living. Exceptional build quality, exquisite interior design and a carefully considered specification create a home that is both striking and practical. Arranged over a single level, the accommodation flows beautifully, with light-filled living spaces and sumptuous bedrooms connecting seamlessly to enchanting gardens.

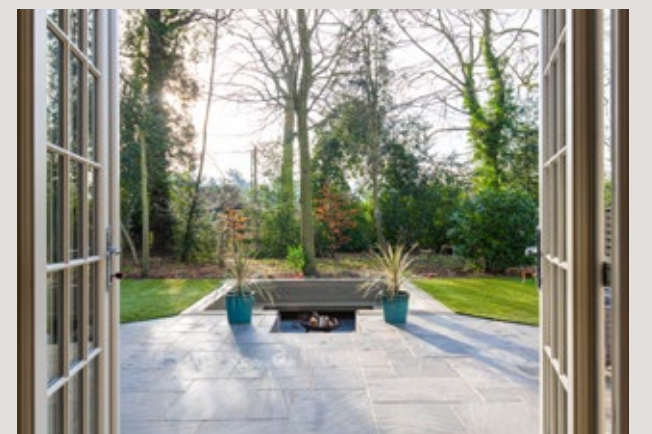
Set behind a brick and flint wall, the barn is approached through a gated courtyard. Step inside and the sense of scale is immediate: a spectacular vaulted open-plan living area incorporates lounge, dining and kitchen spaces, all opening to the sun terrace and gardens. Exposed beams, brickwork and a wood burner bring warmth and character, while skylights and French doors flood the space with natural light. The stylish kitchen features stone worktops, a breakfast bar and high-end integrated appliances.

A vaulted hallway leads to four beautifully appointed bedrooms. The principal suite enjoys a walk-in dressing area and indulgent en-suite, while a second suite offers equal luxury. Two further bedrooms are served by a stunning family bathroom.





With the woods nearby,  
this is a peaceful new  
build home in an area  
with a lot less traffic.



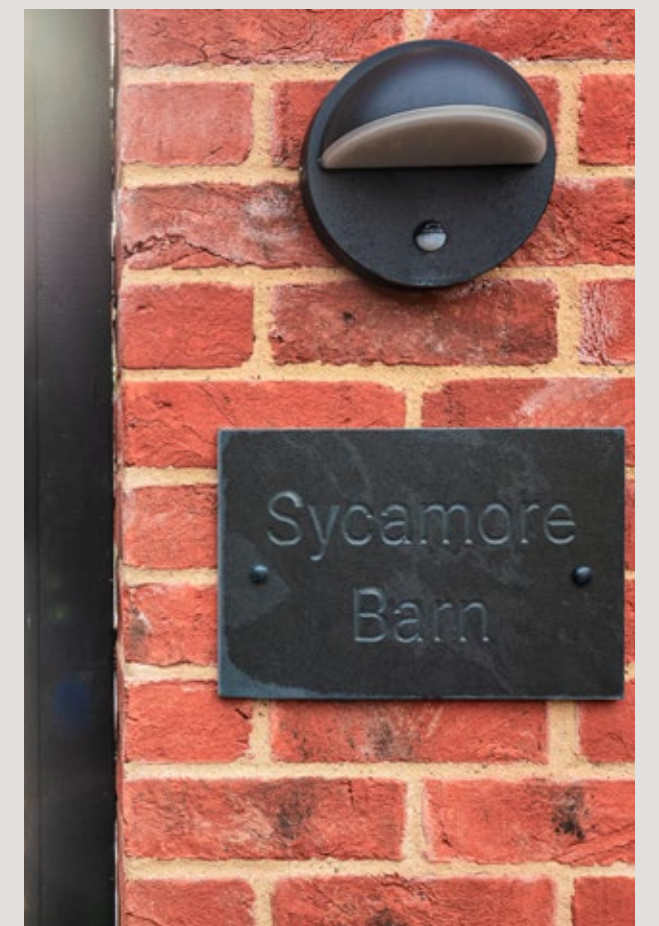
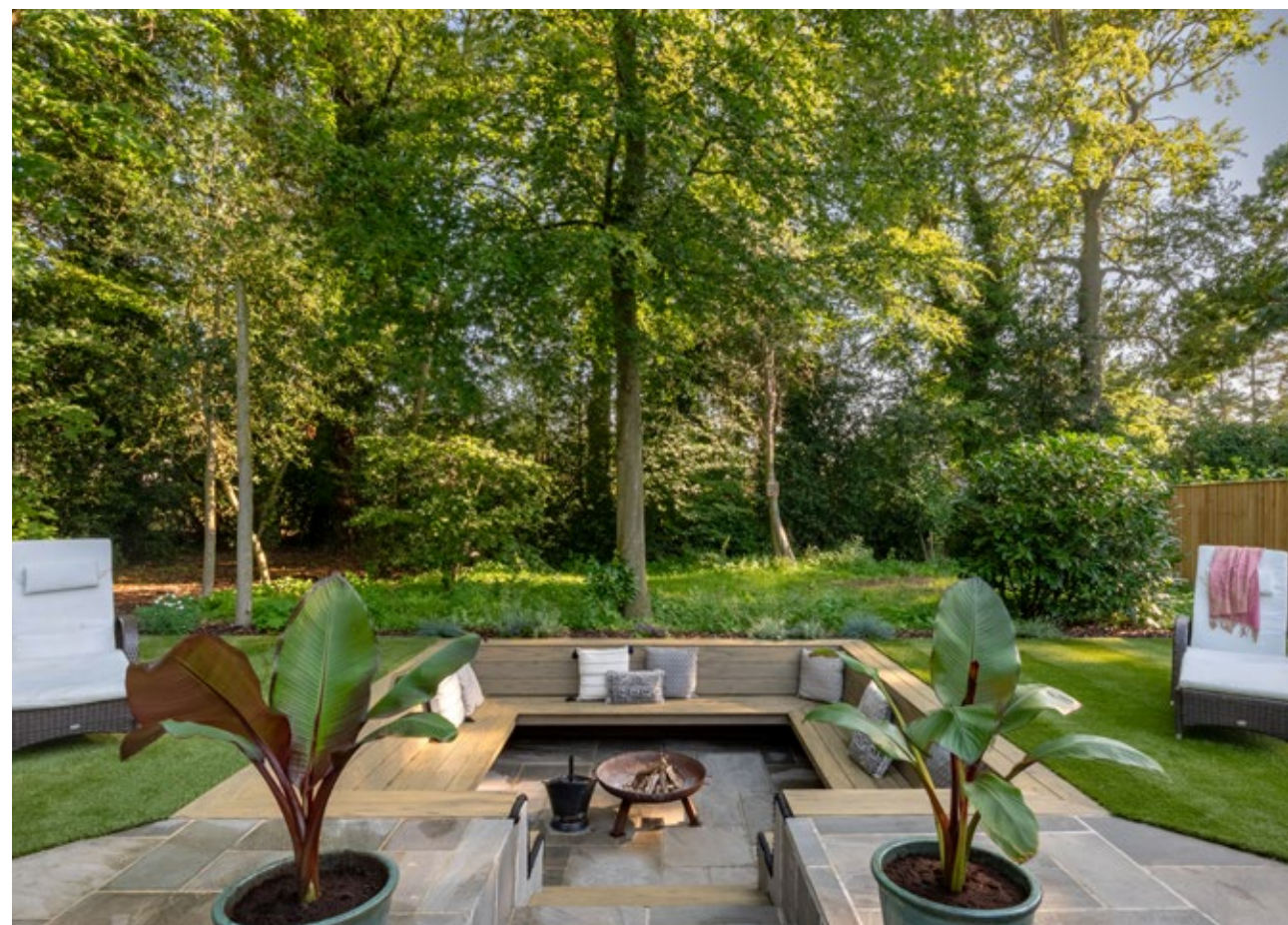




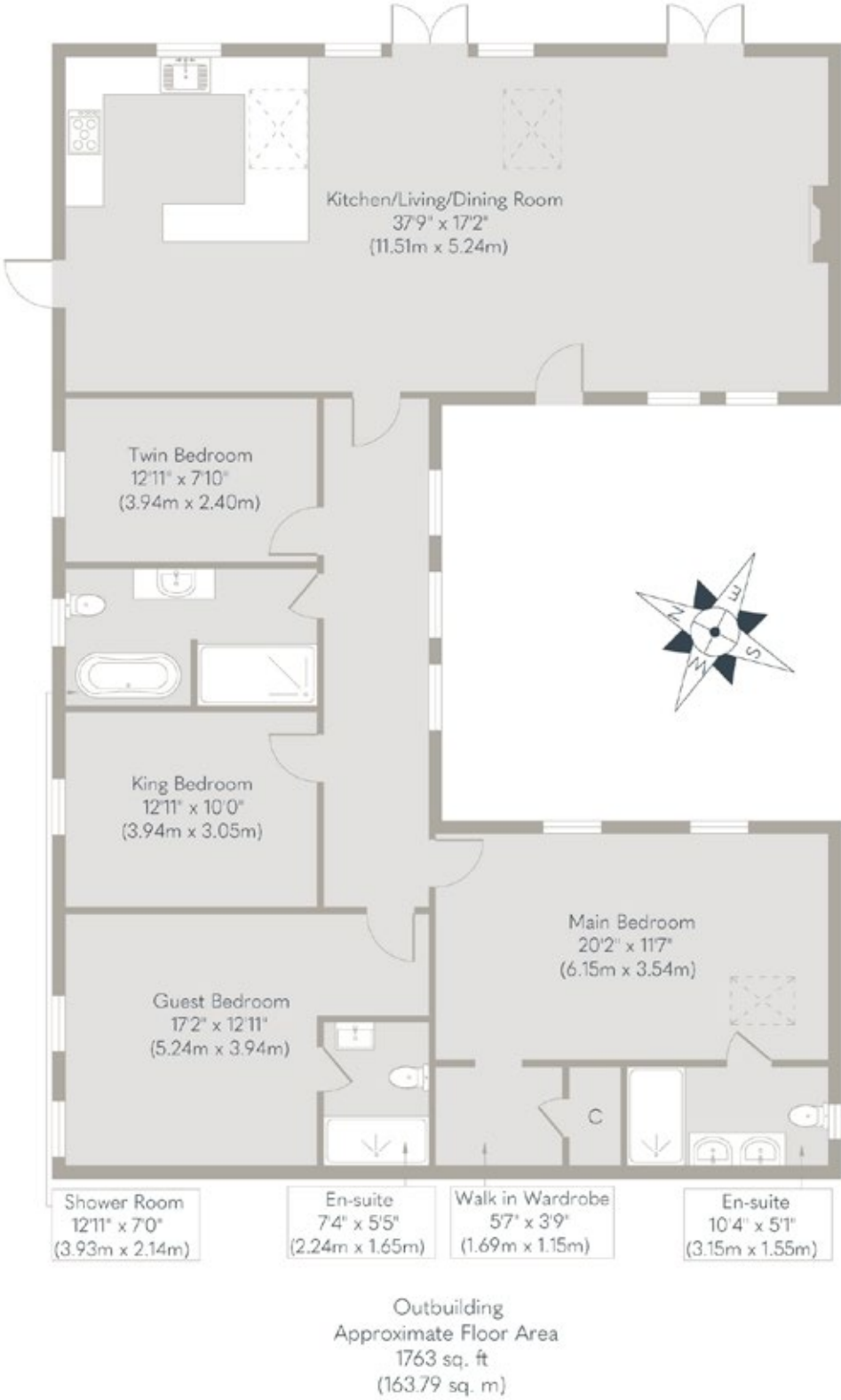


Every detail has been designed with sustainability in mind, including air-source underfloor heating, double-glazed sash windows and modern smart systems. Outside, private gardens wrap around the barn with landscaped paths, sun terraces, a fire pit, hot tub and woodland views, providing a perfect blend of tranquillity and entertaining space.

Communal gardens and private parking add further appeal, while electric gates ensure peace of mind in this exclusive setting.







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



“A peaceful,  
private, and  
luxurious home.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating, with underfloor heating throughout.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

B. Ref: 0320-3980-1260-2797-4575

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: ///overdone.waltzes.ally

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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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