



THE STORY OF

The Bailey

Holt, Norfolk

SOWERBYS



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Holt, Norfolk
NR25 6EB

Charming Grade II Listed Period Cottage

Three Spacious Double Bedrooms

Beautifully Presented Interiors

Dual-Aspect Sitting Room

Fitted Shaker-Style Kitchen

Practical Guest Cloakroom

Generous Family Bathroom

Additional Loft Room

Private Rear Garden

Desirable Town Location in Holt

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com

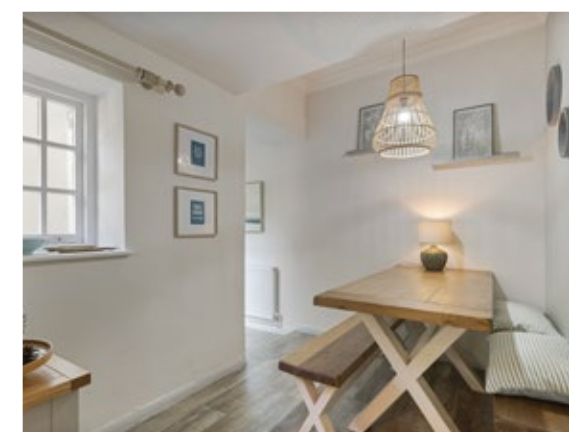


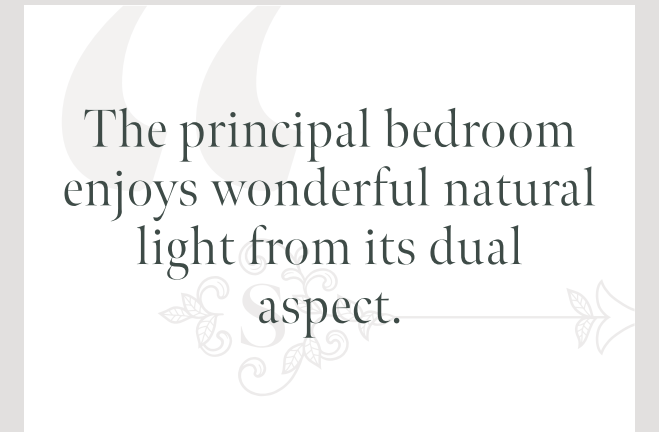
The accommodation is entered via a welcoming hallway, leading to a bright dual-aspect sitting room, a separate dining space, and a well-fitted shaker-style kitchen complete with walk-in pantry. A third bedroom to the ground floor adds further practicality.

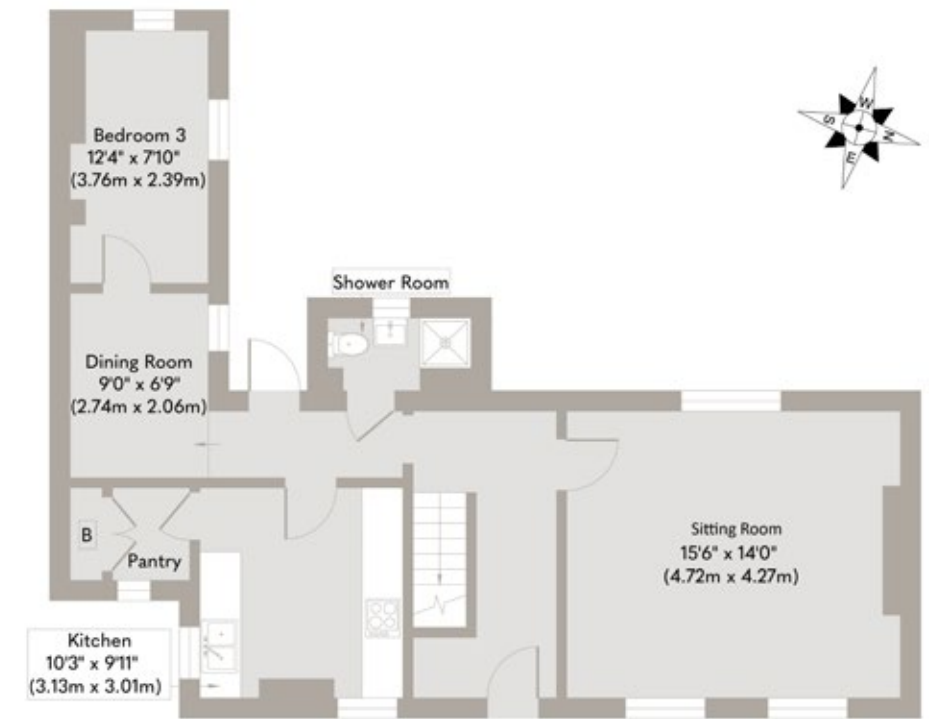
Upstairs, the principal bedroom enjoys wonderful natural light from its dual aspect, while the second double bedroom is complemented by a spacious family bathroom with adjoining dressing area. Above, a useful loft space is accessed via a pull-down ladder, offering additional storage or potential.

Set within a small cluster of four cottages, the property is approached along a shared driveway and benefits from two allocated parking spaces. To the rear, an attractive sun terrace provides the perfect entertaining spot, flowing onto a large lawned garden enclosed by post-and-rail fencing.

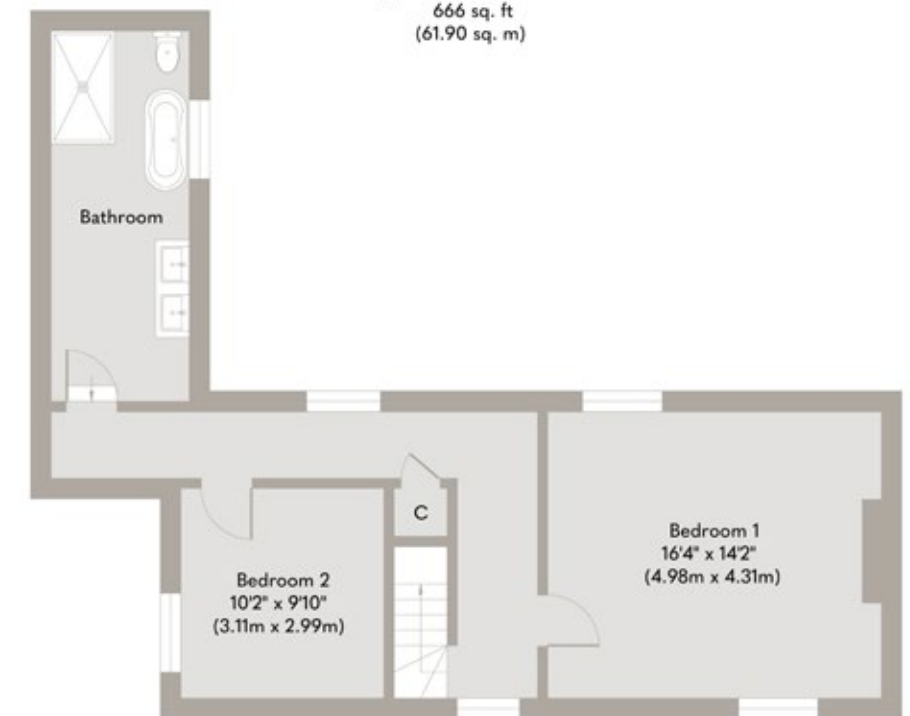
The Bailey enjoys a particularly peaceful and private position, just a short stroll from the heart of Holt. This charming Georgian market town lies only four miles from the stunning North Norfolk coastline, an Area of Outstanding Natural Beauty.







Ground Floor
Approximate Floor Area
666 sq. ft
(61.90 sq. m)



First Floor
Approximate Floor Area
635 sq. ft
(59.00 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



“Just a short stroll
from the heart of
Holt.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2534-7691-8385-7821-7581

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: ///alleges.contemplate.magazines

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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

