



THE STORY OF
Lindfield
Holt, Norfolk

SOWERBYS



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Lindfield

77b Cromer Road, Holt
NR25 6DY

Detached Bungalow with Approx.
1,384 sq. ft. of Living Space

Three Double Bedrooms, Including
En-Suite to Principal

Spacious Sitting Room and Bright
Kitchen/Dining Area

Conservatory Opening to Private
and Mature Garden

Three Raised Beds and Greenhouse for
Growing your Own Fruit and Veg

Separate Utility Room and Excellent Storage

Detached Garage and Ample Off-Road Parking

Desirable Location Within Walking
Distance of Holt Town Centre

SOWERBYS HOLT OFFICE

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Set quietly back from the road in one of Holt's most well-regarded locations, Lindfield is a home that immediately welcomes you with a sense of space, light, and gentle calm. From the moment you step into the hallway, there's a comforting feeling of a home that has been well-loved.

The generously sized sitting room is the heart of the house, with its wide proportions and garden-facing aspect, while the kitchen/dining room - with its warm wooden cabinetry and views of the greenery beyond - is a true gathering space, filled with the easy charm of everyday life. Three bedrooms offer restful retreat, with the principal bedroom enjoying an en-suite and built-in storage, thoughtfully separated from the main living areas.

Step outside, and the garden begins to tell its own story. Surrounded by mature hedges and planting, it's a deeply private haven of lawned spaces, meandering paths, and soft colour. But tucked within this beauty lies a practical joy - a trio of raised beds set neatly for growing your own, alongside a greenhouse waiting to nurture seedlings into something more. Whether it's morning coffee in the conservatory with birdsong in the background, or an afternoon harvesting homegrown herbs, Lindfield offers a life that's both peaceful and deeply rooted.

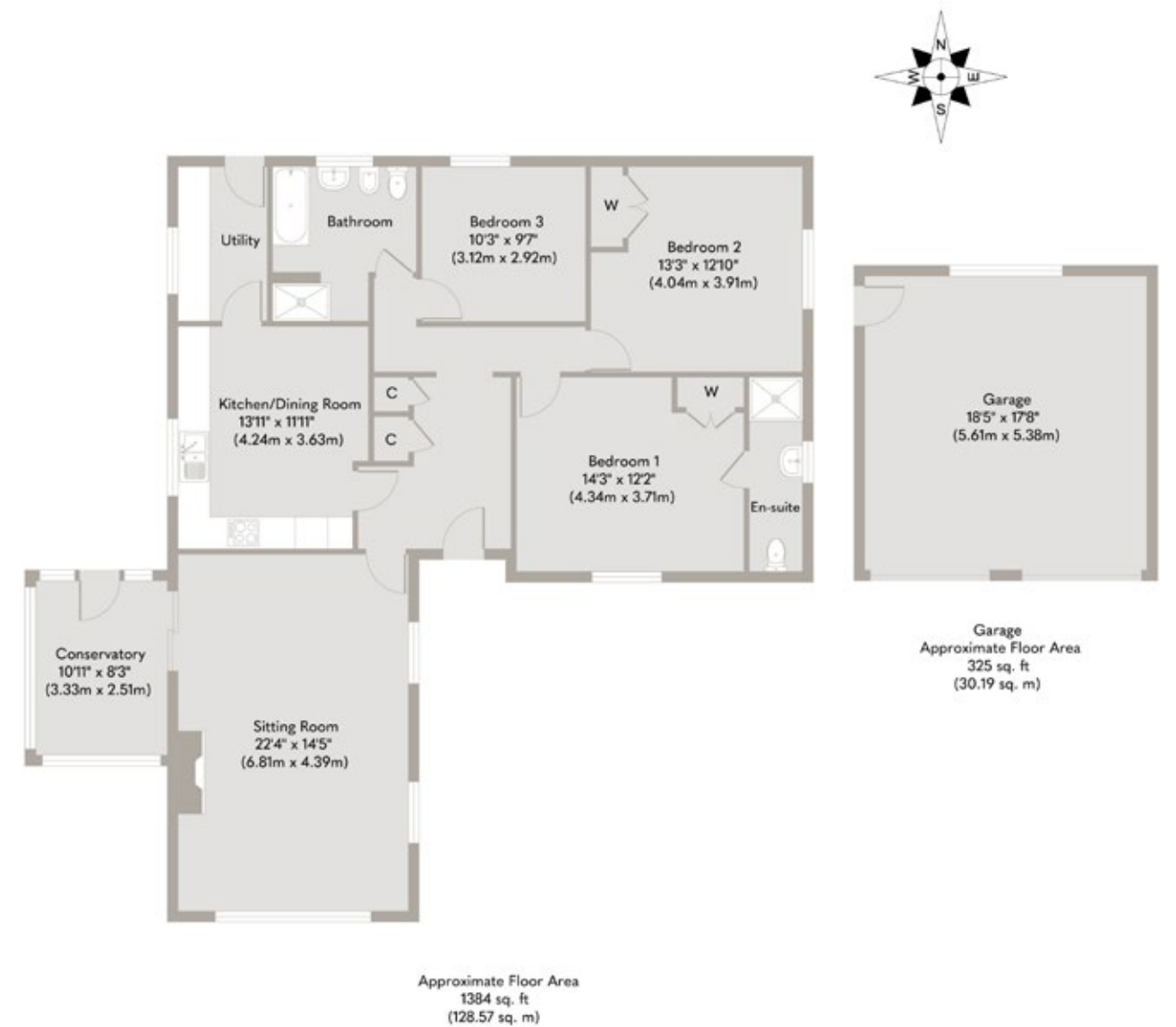
With a detached garage, ample parking, and a short, level walk into Holt's bustling Georgian centre - brimming with galleries, delis, and independent shops - this is a rare opportunity to settle in a home that feels quietly special. Lindfield isn't just a property; it's a gentle rhythm of living, ready to embrace its next chapter.





A home that
immediately welcomes
you with space, light,
and gentle calm.





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 Sowerbys



“Surrounded by mature hedges and planting, it’s a deeply private haven.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///refers.fortnight.worth

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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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