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THE STORY OF

Saxton House

Saxlingham, Norfolk

SOWERBYS



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Saxton House

10-11 School Road, Saxlingham, Holt, Norfolk
NR25 7JZ

Tranquil Village Location Close to Holt,
Blakeney, and the North Norfolk Coastline

Meticulously Restored 16th-Century Residence
with Hand-Crafted Period Details

Magnificent 14th-Century Cruck-Framed Barn
Extension with Vaulted Ceilings and Mezzanine

High-Spec Kitchen with Marble
Worktops, Reclaimed Oak Flooring,
and French Limestone Fireplace

Luxurious Principal Suite with Copper Roll-
Top Bath and Italian Marble-Clad Bathroom

Detached Self-Contained Annexe

Triple Aspect Living Areas with Wood Burners
and Original Stone Fireplace Surrounds

Landscaped South-West Facing
Gardens with Private Terrace

Double Garage, Gated Gravel Drive,
and Ample Private Parking

SOWERBYS HOLT OFFICE

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Saxton House is a home of rare and poetic charm, a timeless village retreat, exquisitely restored and masterfully reimagined to honour its 16th-century origins while offering every modern comfort. Set discreetly within the quiet village of Saxlingham, just minutes from the Georgian beauty of Holt and the windswept North Norfolk coast, the house sits within private, mature grounds behind flint walls and panelled wooden gates. Hand-laid flint work in lime mortar, leaded windows with handmade glass, Portland limestone mullions, and a carved oak front door, a replica of a medieval design with dragon motifs, all speak to the extraordinary craftsmanship and detail invested in this exceptional home.

At its western flank, a breathtaking barn extension, created from a 14th-century Welsh cruck-framed structure, offers a showstopping living space. This vast 11m x 4.8m room is rich in atmosphere and texture: reclaimed herringbone brick flooring underfoot, soaring vaulted ceilings, and generous south-west glazing that fills the space with natural light. A glazed link connects this space to the main house, and within, a mezzanine level floats above a handcrafted kitchen and dining area, offering a sleeping platform and luxurious bathroom beneath. Here, a river-rock stone bath from Indonesia, fossilised wood sinks, French terracotta floor tiles, and Italian marble finishes blend seamlessly with the period aesthetic, delivering opulence without ostentation.

The main house continues to impress with the same level of care and integrity. The two-storey brick and flint extension mirror the quality of the barn, with Portland limestone quoins and another intricately carved oak door.





Over 13 years, we've lovingly transformed the house and added the medieval barn to complete its story.





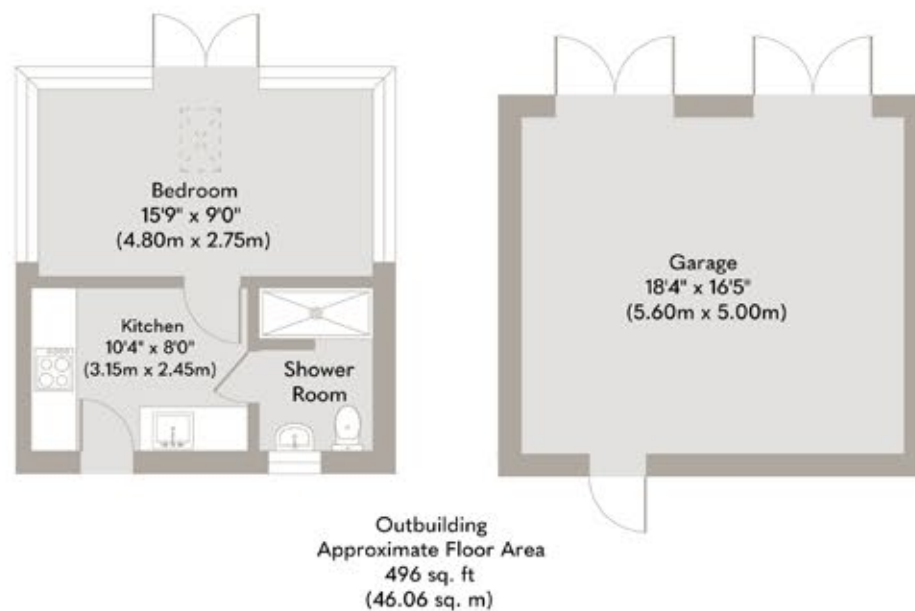
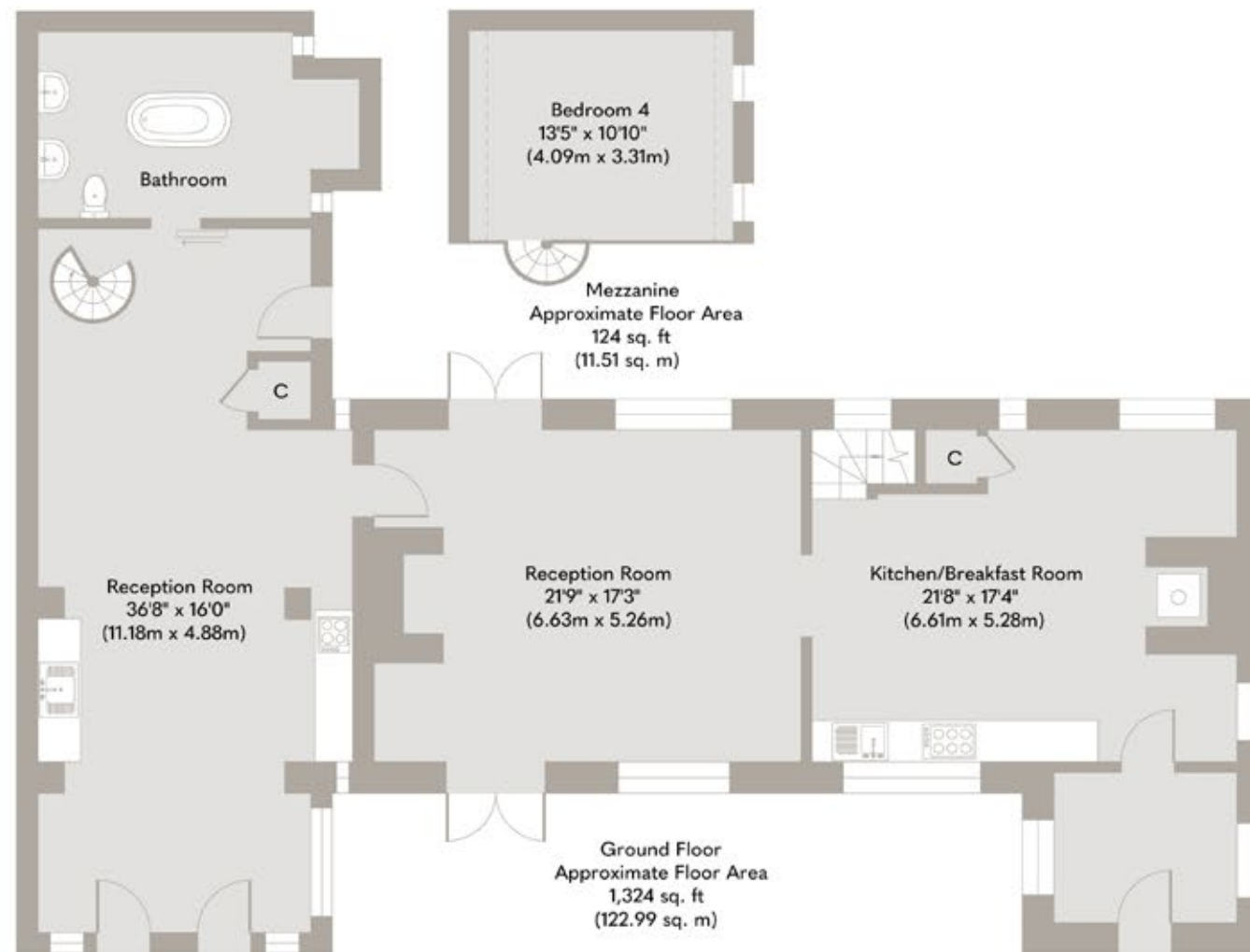
The kitchen and breakfast room are the heart of the home, generous in scale and triple aspect, with wide reclaimed oak floorboards, thick marble worktops, exposed beams, and a striking 17th-century French limestone fireplace surrounding a wood-burning stove. Flowing through to a beautifully proportioned sitting room, a 16th-century English Tudor limestone fireplace, anchors the space, while French doors open onto a sun-soaked terrace.

Upstairs, three double bedrooms offer quiet retreat, each with its own character. The principal suite features a medieval fireplace of Celtic origin and an extraordinary en-suite with a solid copper roll-top bath, walk-in shower, and fossilised wood sinks, all framed by Italian marble and Spanish limestone. In the second bedroom, a clever touch of heritage hides the boiler and water tank behind original 18th-century Delft tile panels. A French limestone spiral staircase, reclaimed from a chateau, adds yet another layer of romance and provenance.

Outside, the gardens have been landscaped to offer privacy and peace, with south-west facing terraces perfect for dining and lawns edged by flowering cherry and beech. A double garage and ample parking lie behind wooden gates, while a large, enclosed courtyard adds further seclusion. Set apart in the garden, a self-contained brick and flint annexe offers vaulted ceilings, French doors, kitchen, and shower room ideal as a guest house, studio, or boutique Airbnb. Every element of Saxton House has been considered and crafted with extraordinary care, resulting in a property that is both historically rich and deeply welcoming.







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



“Saxlingham has a rich past, once home to a Cistercian monks’ farm with a moat and carp ponds, and over 60 Saxon burial urns have been discovered”



SERVICES CONNECTED

Mains water and electricity. Drainage via private treatment plant. Oil 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: ///somewhere.published.broad

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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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