



THE STORY OF

Woodland Corner

Holt, Norfolk

SOWERBYS



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Holt, Norfolk
NR25 6GG

Chain Free

Rarely Available Modern Norfolk Flint Bungalow

Quiet Residential Setting at the
End of a Peaceful Cul-De-Sac

Generous Living Room with French
Doors Opening to the Garden

Open-Plan Kitchen and Dining
Room with Bosch Appliances

Master Bedroom Enjoying a Private
En-Suite Shower Room

Two Further Bedrooms Offering
Comfortable Accommodation

Private Driveway with Access to a Single Garage

Moments From Holt Town Centre
and Historic Gresham's School

Within Easy Reach of The
North Norfolk Coastline

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Set at the end of a peaceful cul-de-sac within the well-regarded Lovells Heath Farm development, this rarely available modern Norfolk flint bungalow offers comfortable, well-designed living only a short distance from the centre of Holt. The town's Georgian architecture, independent shops, welcoming cafés and strong sense of community create an appealing and lively backdrop, with Gresham's School close by and easily accessible.

The property has been newly decorated throughout and finished with new carpets, giving it a clean and contemporary feel. An extra-wide central hallway provides excellent circulation and makes the layout wheelchair friendly, clearly suited to those seeking accessible, single-level living. The generous living room is a bright and comfortable space, with French doors allowing natural light to flow in and opening directly onto the rear garden.

The open-plan kitchen and dining room is arranged for both everyday use and relaxed social occasions, fitted with quality Bosch appliances and ample storage. Accommodation continues with three well-proportioned bedrooms, including a calm principal bedroom with its own en-suite shower room. A modern family bathroom completes the internal layout.

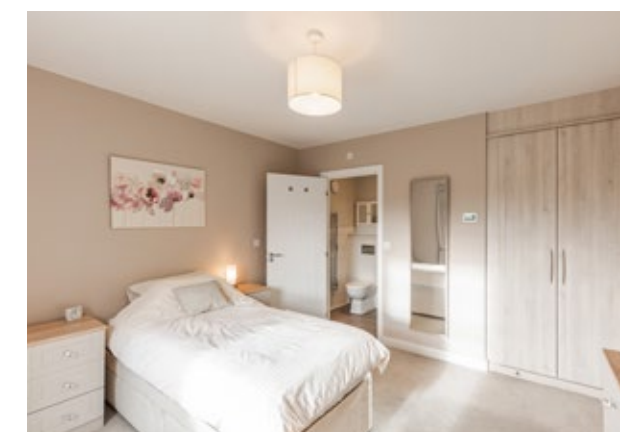
Outside, the bungalow benefits from a private driveway and garage, offering practical parking and useful storage. The enclosed rear garden is low maintenance and provides a private outdoor space for relaxing or entertaining.

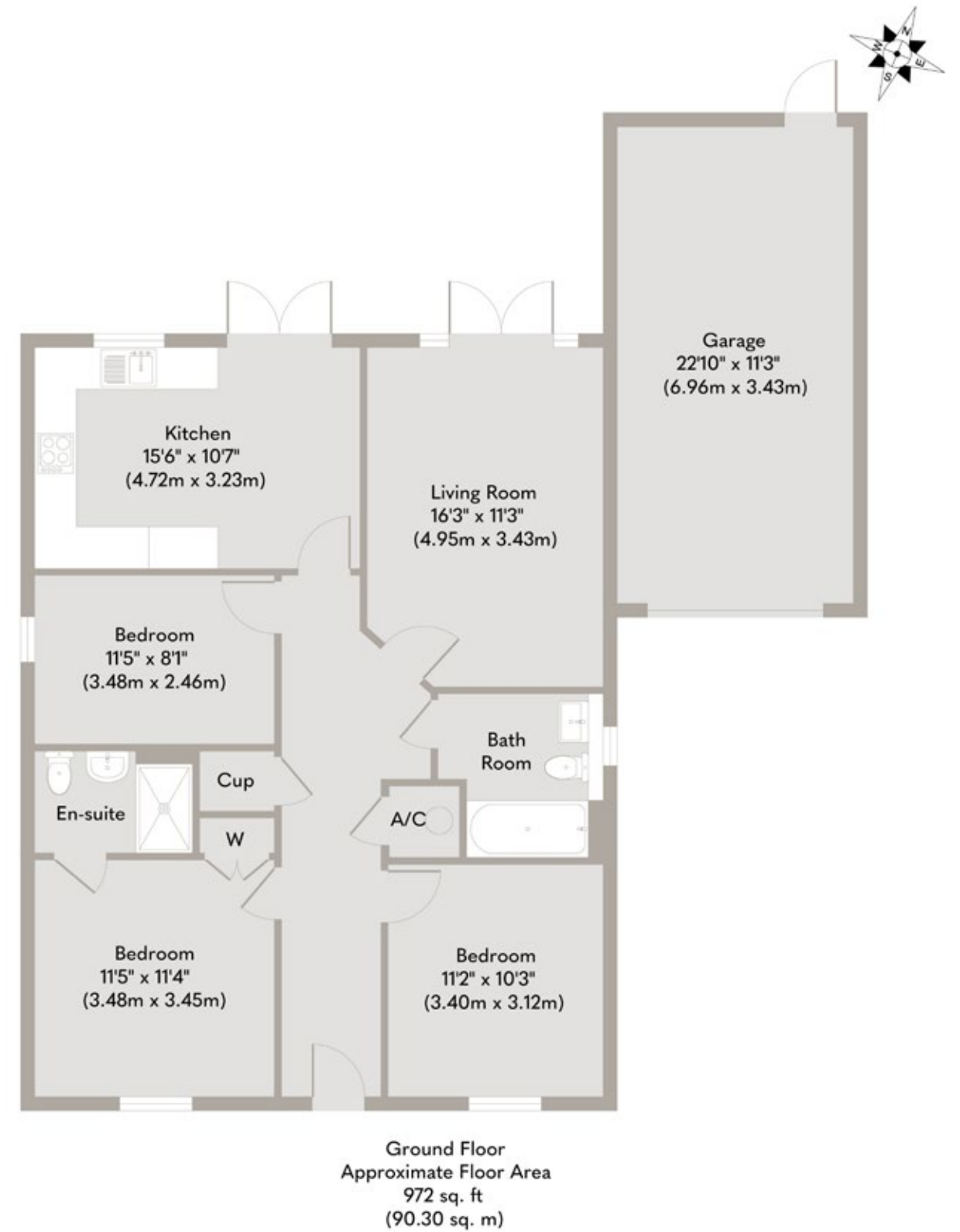
With the North Norfolk coastline within easy reach, this home offers a balanced combination of modern comfort, accessibility and the character of one of Norfolk's most distinctive market towns.





If we had to describe our home in three words, they would be: calm, spacious sanctuary.





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 looking out through the French doors onto the garden. It’s a peaceful view that always feels uplifting.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:-8239-9237-8000-0474-4202

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: ///smiling.strongman.stubborn

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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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