



**Albert Street, Holt NR25 6HY**



**welcome to**

**Albert Street, Holt**

This charming and deceptively spacious 2-4 bedroom cottage, nestled in a quiet location in the town centre, boasts a wealth of original features, including lovely fireplaces, exposed beams and built in storage. With flexible living areas offering versatile uses and a quirky character.



## **Ground Floor**

### **Entrance Door To; Sitting Room**

14' 10" max x 11' 8" ( 4.52m max x 3.56m )

Light and airy, featuring a fireplace with woodburner and mantle above with cabinets either side. Sash window to the front with radiator beneath, original built in book case.

### **Dining Room**

11' 6" x 8' 3" ( 3.51m x 2.51m )

Featuring a tiled fireplace with mantelpiece and full length cupboards with shelves on either side. Doors to stairs leading to the first floor and cellar room, with radiator in between. Tiled floors and glass paned double doors opening onto the courtyard.

### **Kitchen**

10' 3" x 8' 9" ( 3.12m x 2.67m )

Modern glass roofed design, base units, classic butler sink with solid wooden worktops. Space for a range oven, recess for dishwasher, fridge freezer, wall mounted combi-boiler, exposed flint wall and convenient side exit door.

### **Utility**

9' 9" x 6' 8" ( 2.97m x 2.03m )

Vaulted ceiling with painted exposed beams, radiator, space for separate washing machine and dryer.

### **Bathroom**

Features a freestanding claw foot bath with shower mixer taps, wc, wash basin, radiator and wooden floorboards. Extractor, fitted toothbrush charger, natural light from frosted window overlooking the courtyard and a skylight above/

### **Playroom/Bedroom 3**

10' x 6' 10" max ( 3.05m x 2.08m max )

Currently used as a playroom, features include a skylight, vaulted ceiling with exposed beams and radiator.

### **Basement / Office /Bedroom 4**

15' 5" max x 7' 3" ( 4.70m max x 2.21m )

This is a stunning space highlighted by its original arched ceiling and unique features including an arched deep nook, under stairs storage, alcove with window providing natural light and a fitted extractor onto the courtyard. Currently an office, previously this has been used as a bedroom and art studio.

### **First Floor Small Landing Bedroom 1**

13' 11" x 11' 7" ( 4.24m x 3.53m )

Features a decorative original fireplace with mantle, original built in cupboard with shelves, sash window to the front with radiator beneath. Door to;

### **En Suite**

WC, wash hand basin, to the rear are top and bottom built in cupboards with shelves, fitted toothbrush charger.

### **Bedroom 2**

13' x 5' 8" max ( 3.96m x 1.73m max )

Unique built in solid wood high bed featuring a ladder and storage area beneath, Understairs built in wardrobe, airing cupboard, window to rear with radiator beneath.

### **Attic**

7' 3" x 8' 6" + stairs ( 2.21m x 2.59m + stairs )

The converted attic, currently used as a guest room, features vaulted ceilings, skylight window and radiator. It includes a large built in storage area under the eaves.

### **Outside**

To the front, the property features a charming flint walled, shingled garden with flower beds. A jasmine plant provides a natural screen for the seating area, offering privacy. Additionally, there is a shed and log store for convenience. To the rear, a smaller private mediterranean style courtyard, featuring a flower bed and original flint wall. An outside tap adds practicality to this tranquil outdoor space.



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## Albert Street, Holt

- Guide price £450,000-£475,000
- Quiet town centre location; peaceful setting with convenient access to local amenities
- Cellar / bedroom 4
- Kitchen with glass roof and utility behind
- Sitting & Dining Rooms

Tenure: Freehold EPC Rating: D

guide price

**£450,000 - £475,000**



Please note the marker reflects the postcode not the actual property

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