



Holly House, Holt

Independent Estate Agents

Pointens





**Holly House, 51 Cromer Road
Holt, Norfolk NR25 6EX**

North Norfolk Coast 4 miles,
Norwich 20 miles

Spacious detached 1930's house set in grounds of approximately 1/3 of an acre (STS). Holly House is situated in arguably the most desirable road in Holt, this superb town residence offers a wealth of elegant and versatile accommodation in a prime location being within walking distance of Gresham's Pre-prep, Prep and Senior schools and Holt High Street with its extensive amenities.

GUIDE PRICE £970,000



Property

Holly House is situated in arguably the most desirable road in Holt, this superb town residence offers a wealth of elegant and versatile accommodation in a prime location being within walking distance of Gresham's Pre-prep, Prep and Senior schools and Holt High Street with its extensive amenities. As with most 1930's properties, the rooms and accommodation are generous, light and airy. This family sized home extends to 2598 sq ft and offers accommodation briefly comprising a reception hall, a triple aspect sitting room with an open fireplace, a dining room, study, kitchen/breakfast room, cloakroom, rear hall with a pantry and utility room. A generous first floor landing leads to five bedrooms, three with en-suite facilities, and a family bathroom. The property enjoys the benefit of replacement UPVC sealed unit double glazed windows and gas fired central heating throughout and a burglar alarm. Outside, there are private well tended grounds to the front and rear of the property to include two garages. The grounds extend to approximately a 1/3 of an acre (subject to survey)

Location

Holt is one of the best regarded towns in the county and boasts many well preserved Georgian buildings together with an excellent range of individual shops and local facilities. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. This area is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The county city of Norwich is just over 20 miles distant from where there is a fast rail service to London and an international airport.

Directions

From Holt High Street proceed into the Cromer Road. Upon reaching Gresham's Prep School on your right hand side you will find Holly House on your left hand side, identified by a Pointens 'for sale' board.

ACCOMMODATION

The accommodation comprises:-

Wooden covered entrance porch, front door leading to -

Reception Hall

Staircase to first floor, radiator, dado rail, coats cupboard.

Sitting Room (triple aspect)

Marble open fireplace housing a gas fire, three radiators, telephone and television point, dado rail. Double doors leading to:

Garden Room

Constructed of UPVC with double doors leading to the rear garden. Radiator. Electric wall mounted heater. Tiled floor.

Dining Room

Radiator. Dado rail. Period cast iron fireplace.

Study (double aspect)

Telephone point, radiator.

Kitchen/Diner

Range of fitted pine base units with working surfaces over. Inset one and half bowl sink unit with mixer tap. Space for dishwasher, radiator. Three door AGA. Tiled splashbacks matching wall units, dresser, tiled floor, ceiling beam. Original servants bell indicator.

Rear Hall

Pantry, door to outside. Radiator. Tiled floor.

Utility Room

Base unit with working surfaces over. Inset single drainer sink unit. Plumbing for automatic washing machine and tumble drier. Wall unit. Shower cubicle with a Mira shower. Wall mounted boiler for central heating and domestic hot water.

Cloakroom

WC. Vanity unit with basin over, heated towel rail, tiled floor. Half tiled walls.

First Floor Landing

Fitted airing cupboard with factory lagged tank and fitted shelving.

Master Bedroom Suite

Bedroom

Radiator, dado rail.

Dressing Area

Dado rail, fitted wardrobes.

En-suite: Panelled bath, WC., vanity unit with basin over. Shower cubicle with a Mira shower, heated towel rail. Wall mounted mirror with two cupboards and a light. Tiled splashbacks.

Bedroom Two (Double Aspect)

Dado rail. Patio doors leading to a first floor balcony over the attached garage.

Bathroom

Corner Airbath, WC. Vanity unit with basin over. Radiator. Heated towel rail. Shower cubicle with Mira shower. Wall mounted mirror with electric lighting. Electric shaving point.

Bedroom Three (Double Aspect)

Radiator. Fitted wardrobe. Two high level fitted cupboards.

En-suite

Shower cubicle with a Mira shower. WC. Washbasin, heated towel rail, tiled walls and tiled floor.

Bedroom Four (Double Aspect)

Fitted cupboard and wardrobe. Radiator.

Bedroom Five

Fitted wardrobe, cupboards and shelving. Radiator.

Curtilage

The property is approached through a wooden five bar gate leading to a long shingled driveway to the front of the property and a shingled parking area for several vehicles. Attached to the side of the house is a brick built garage (16'4 x 8'8) with up and over door, electric power and light and a personnel door. There are lawned gardens to the front of the house with various inset shrub beds and borders. The driveway continues down the side of the property and to the rear where there is a further detached brick and tile garage (22'10 x 10'3) with up and over door, fitted work bench, shelving, personal door, electric power and light. To the side of the property there is a patio area and a wooden garden shed. The rear garden is mainly laid to lawn with various inset flower and shrub beds, there is also a wooden potting shed, a pergola, log store and some raised beds. The grounds extend to approximately 1/3 of an acre (subject to survey)

General Information

Tenure: Freehold.

Council Tax Band: F (2021/22—£2860.06)

Local Authority: North Norfolk District Council, tel: 01263 513811.

Services: All mains services are connected.

Energy Performance Certificate: E.

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

Ref: H31242.

All our properties can be seen on the internet at



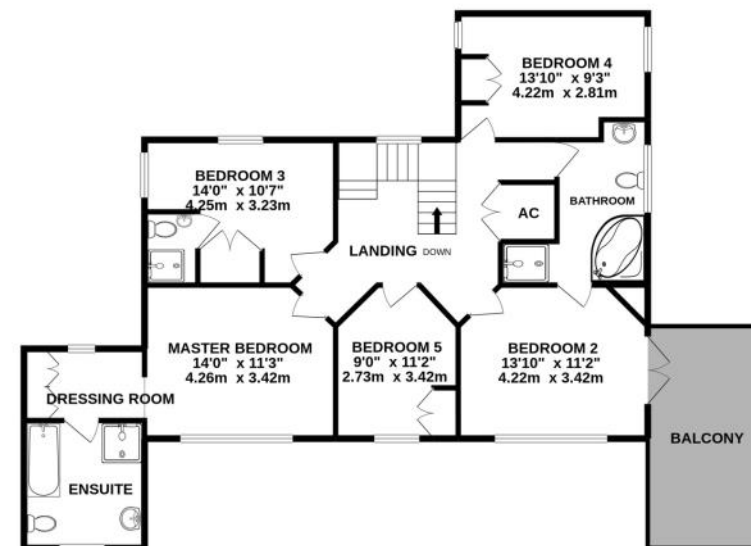
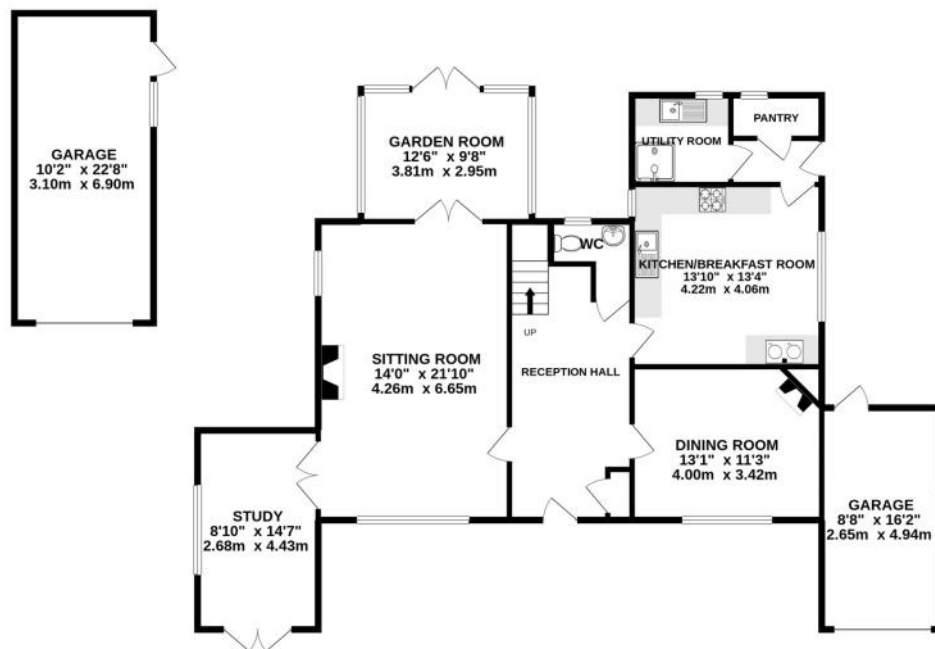
IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.



GROUND FLOOR
1540 sq.ft. (143.1 sq.m.) approx.

1ST FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



HOLLY HOUSE, CROMER ROAD, HOLT, NORFOLK NR25 6EX

TOTAL FLOOR AREA : 2598 sq.ft. (241.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

