



Barn Cottage, Holt

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Independent Estate Agents

Pointens





**Barn Cottage, Lees Yard, Holt
Norfolk NR25 6HS**

North Norfolk Coast 3 miles,
Norwich 20 miles

A rare opportunity to acquire a character property quietly tucked away in the centre of Holt. Now in need of updating, the property offers 3 bedrooms, off street parking and a carport. To the rear of the property is a south facing garden area.

GUIDE PRICE £450,000



The Property

Barn Cottage is a brick and flint residence situated in a very quiet location being tucked away in a peaceful yard within the centre of Holt. Now in need of some updating, the property does boast a wealth of both charm and period features to include an open fireplace, beamed ceilings and exposed brick and flint work. The accommodation presently comprises an entrance hall, a double aspect sitting room with an open fireplace, an inner hall, kitchen, and shower room. On the first floor, a landing leads to three bedrooms and a family bathroom. The property enjoys the benefit of gas fired central heating and UPVC sealed unit windows and doors. Outside, there is a front garden and a covered carport. To the rear of the cottage is a south facing garden area. There is no onward chain.

The Location

Holt is an old Georgian former market town offering some of the most exclusive shops to be found in North Norfolk including an excellent range of delicatessens, gift shops, art galleries, large quality department store, Budgens supermarket and essential services such as banks, and building societies and post office etc. The main doctor's surgery is on the edge of Holt at High Kelling. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. Holt is well located for easy access to the North Norfolk coast 5 miles away at Weybourne with other coastal villages also nearby including Cley-Next-The-Sea and Blakeney. To reach the centre of the Cathedral City of Norwich with its International Airport and mainline station to London Liverpool Street takes about 40 minutes by car.

Directions

From the agents office turn left into the High Street. Turn left into Shirehall Plain and immediately right into Bull Street. You will find the entrance to Lees Yard beside Crowes general stores. Barn Cottage will then be found in the right hand corner.

Accommodation

UPVC front door, leading to -

Entrance Porch

Radiator, pamment floor, door to -

Sitting Room (22'5 x 14'1, double aspect)

Open fireplace with a pamment hearth and wooden mantel. Extensive range of fitted cupboards and shelves. Two radiators, two ceiling beams. Serving hatch to kitchen.

Rear Hall

Staircase to first floor. Radiator.

Kitchen (18'9 x 16'8 max)

Range of fitted base units with work surfaces over. Further range of wall units and cupboards. Plate rack. Electric oven. Surface hob, Butler sink with mixer tap over. Wall mounted gas fired boiler for central heating and domestic hot water. Plumbing for automatic washing machine and dishwasher. Door to front garden.

Shower Room

Fitted shower cubicle. W.C., washbasin, radiator.

First Floor

Landing

Fitted cupboard, radiator, airing cupboard. Loft hatch with ladder leading to a good size boarded loft.

Bedroom One (14'7 x 13')

Radiator. Fitted shelf and fitted range of bedroom furniture.

Bedroom Two (12'6 x 7'6)

Radiator. Fitted cupboard.



Bedroom Three (13' x 8')

Radiator. Built in wardrobe.

Family Bathroom

Panelled bath, W.C., vanity unit with basin over. Radiator. Fully tiled walls.

Curtilage

The property is approached through a wooden five bar gate leading to a shingled parking area. There are also inset flower and shrub beds and a covered car port (13'9 x 8'). To the rear of the cottage there is a due south facing rear garden, a patio area and an inset fish pond, all fully enclosed by a mixture of brick and flint walling and wooden panelled fencing.

General Information

Tenure: Freehold.

Council Tax Band: C (2024/25—£1904.02)

Energy Performance Certificate: To be confirmed

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

Services: All mains services are connected. The property has a solar panel on the roof.

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

Ref: H313182.



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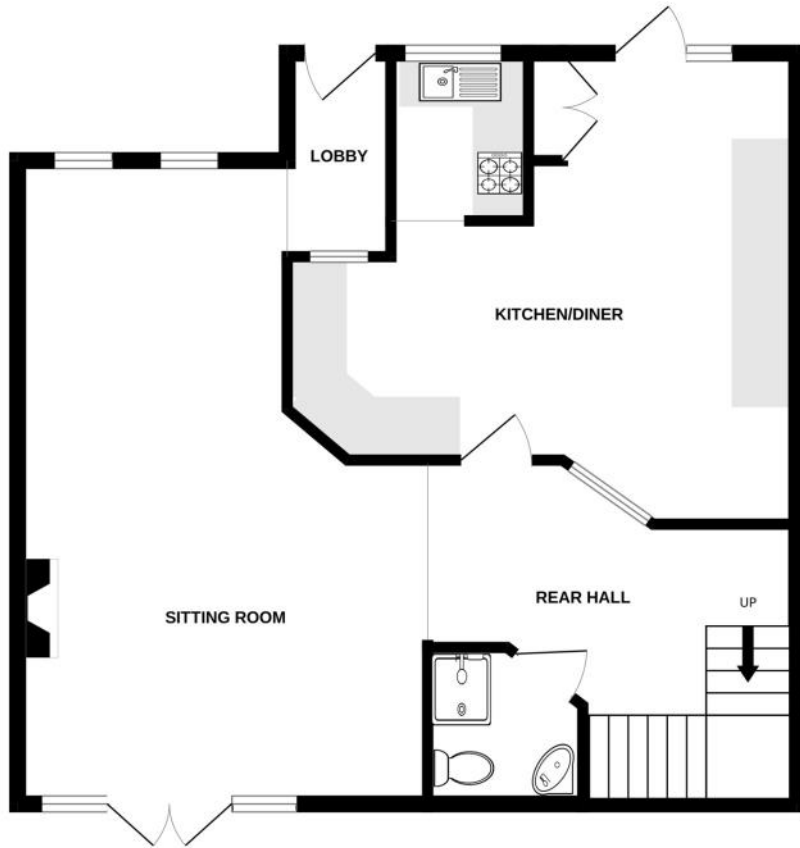
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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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GROUND FLOOR



1ST FLOOR



BARN COTTAGE, LEES YARD, HOLT, NORFOLK NR25 6HS

TOTAL FLOOR AREA : 1276sq.ft. (118.5 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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