



11 New Street, Holt

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Pointens





11 New Street, Holt

Norfolk NR25 6JJ

North Norfolk Heritage Coast 2 miles,

Norwich 20 miles

A very rare opportunity to acquire a fine Georgian town house in Holt. Refurbished to a very high standard, this family sized detached house is complemented by a private walled rear garden and an attached, self contained annexe.

GUIDE PRICE £1,195,000

The accommodation briefly comprises:

Main House

Entrance Hall, Sitting Room, Garden Room, Kitchen, Dining Room, Rear Hall, Shower Room, Laundry Room, First Floor, spacious landing leading to four good sized Bedrooms, Bathroom, Shower Room.

Annexe

Sitting Room, Kitchen/diner, Cloakroom. First Floor Landing, Bedroom, Store Room and Bathroom.

Curtilage

To the front of the property is a private enclosed brick weave courtyard providing off street parking. To the rear of the property is a private, mostly walled, garden with a patio area, lawn, flower and shrub beds and a small vegetable garden. The annexe has its own private garden.

The Property

An incredibly rare opportunity has arisen to purchase one of just a handful of substantial, detached, period homes situated in the heart of Holt. Number 11 New Street is a fine, Georgian, Grade II listed detached house constructed of mellow red brick and flint under a black glazed pantile roof. Refurbished by the present owners and retaining many of the original features, the property now offers a comfortable family sized home with the addition of a self contained annexe attached to the main house. Outside, to the front of the property is a good size enclosed, private, brick weave courtyard providing off street parking. To the rear of the property is a wonderfully private, mostly walled garden which has a patio area directly behind the house, a lawn and a small vegetable garden. The annexe also has its own small separate garden. The properties are being sold with no onward chain.

Location

The Georgian market town of Holt is one of the most highly regarded towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Schooling includes the renowned Gresham's Pre-Prep, Prep and Senior Schools in the town and Beeston Hall School near Sheringham. The North Norfolk Heritage coast is around four miles away at Cley-next-the-Sea and Blakeney offering good walking, bird watching, golfing and sailing facilities. This area is designated as an area of Outstanding Natural Beauty, many areas of which are owned by The National Trust. The cathedral city of Norwich is approximately 20 miles distant and has a mainline railway link to London (Liverpool Street) and an international airport.

Directions

Leave Norwich on the B1149. Follow the signposts to Holt and after around 20 miles you will enter the town. At the first roundabout proceed straight over into Norwich Road. Take the second right hand turning into the High Street. Turn next left into New Street and the entrance to No 11 will then be found on your left hand side after around 75 yards. On foot, turn left out of the sole agents office, then immediately left into New Street. As above, after around 75 yards you will find the entrance to number 11 on your left hand side.

Accommodation

The accommodation comprises: -

Front door, leading to -

Entrance Hall

Tiled floor, staircase to first floor with storage under, two radiators. Coats cupboard.

Sitting Room (20' x 14'Double Aspect)

Attractive period fireplace, two radiators, fitted bookshelves. Television point. Wooden floor, window shutters. Double doors to -

Garden Room (14'2 x 12')

Tiled floor, radiator, two Velux windows. Bi-fold doors leading to the rear garden.

Kitchen (11'9 x 11'7)

Good range of fitted base units with wooden working surfaces over, inset Butler sink with mixer tap. Tiled splashbacks, Dishwasher, fitted Aga, electric oven, storage cupboards. Island unit.

Dining Room (15'1 x 12'2 Double Aspect)

Wooden flooring, radiator, door to courtyard, fitted window shutters. Wide archway to kitchen.

Wet Room

White suite comprising wc, washbasin, fitted shower, electric shaver point.

Rear Hall

Tiled floor, door to rear garden, radiator.

Laundry Room (10'3 x 6')

Fitted work top with inset Butler sink and mixer tap over. Floor mounted gas fired boiler for central heating and domestic hot water. Plumbing for automatic washing machine and tumble drier. Fitted cupboard, tiled floor, beamed ceiling. Door to rear garden.

First Floor Landing

Cupboard housing a factory lagged hot water cylinder, radiator. Wooden floor.

Bedroom One (14'1 x 12'2) Double Aspect)

Radiator. Wooden floor

Bedroom Two (12'6 x 11'10 Double Aspect)

Radiator. Large walk-in cupboard with hanging rails. Wooden Floor.

Bedroom Three (11'9 x 11' Double Aspect)

Radiator.. Wooden floor.

Bedroom Four (9'2 x 8'5)

Radiator. Wooden floor.

Bathroom

White suite comprising a panelled bath with chrome Victorian style taps with shower attachment. Wc, pedestal washbasin, heated towel rail, electric shaver point. Wooden floor.

Shower Room

Antique pine dresser with inset basin, mirror and lighting. Wc, tiled shower cubicle with fitted Aqualisa shower, two heated towel rails. Wooden floor.

Attached Self Contained Annexe

Front door leading to:

Sitting Room (19' x 16' N10'4)

Freestanding wood burner, television point, fitted slatted blinds, vaulted and timbered ceiling. Door to rear garden, stone floor.

Kitchen/Diner (17'3 x 10' double aspect)

Fitted base units with wooden work surfaces over with inset Butler sink and mixer tap, fitted oven, surface hob, dishwasher and fridge. Staircase to first floor with cupboard under, double doors garden. Stone floor, fitted slatted blinds, connecting door to the main house.

Cloakroom

Wc, wash basin, fitted cupboards, stone floor.

First floor landing

Radiator, Velux window.

Bedroom One (14'10 x 13'2 Double Aspect)

Velux window, exposed timber beams, wooden floor. Radiator.

Store Room (11'5 x 9' Maximum)

Radiator, wooden floor.

Bathroom

Wc, panelled bath with shower over, wash basin with mixer tap.

Curtilage

The Main House To the front of the property is a good size brick weave courtyard which provides off street parking. To the rear of number 11 is a good size, private garden comprising a patio area leading from the garden room and a lawn with various inset mature flower and shrub beds, a garden shed, pergola and a small vegetable garden with a wooden greenhouse. Covered storage area 21' x 14', all being mostly enclosed by high flint and brick walling. **The Annexe** has its own separate garden area with shingle and patio areas, various inset shrubs and trees, all enclosed by wooden panel fencing.

General Information

Tenure: Freehold.

Council Tax Band: Both the main house and annexe are currently business rated. However, before this the main house was band F.

Local Authority: North Norfolk District Council tel: 01263 513811

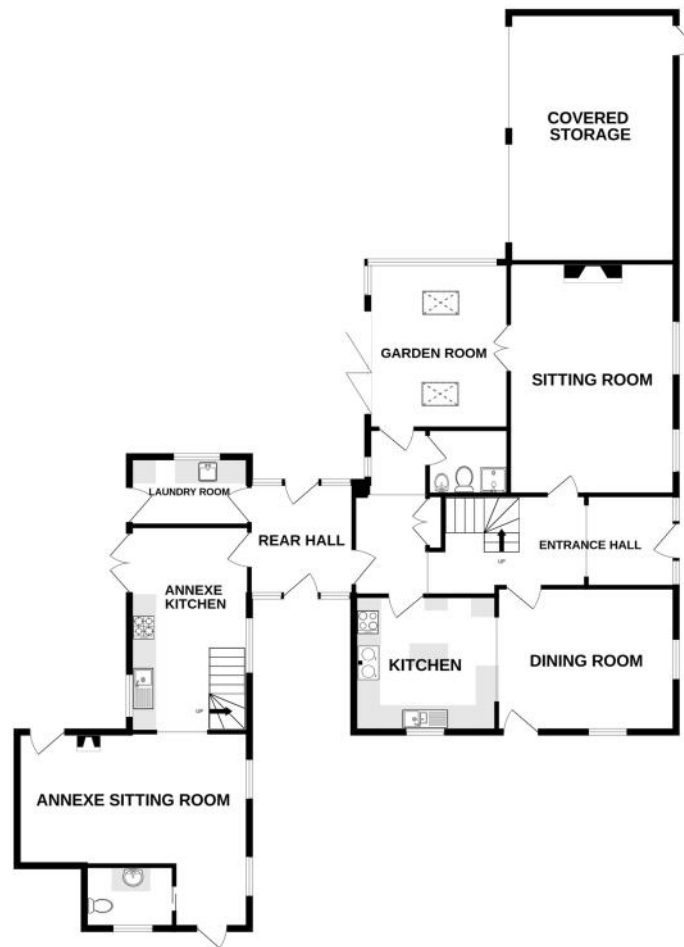
Services: All mains services are connected.

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

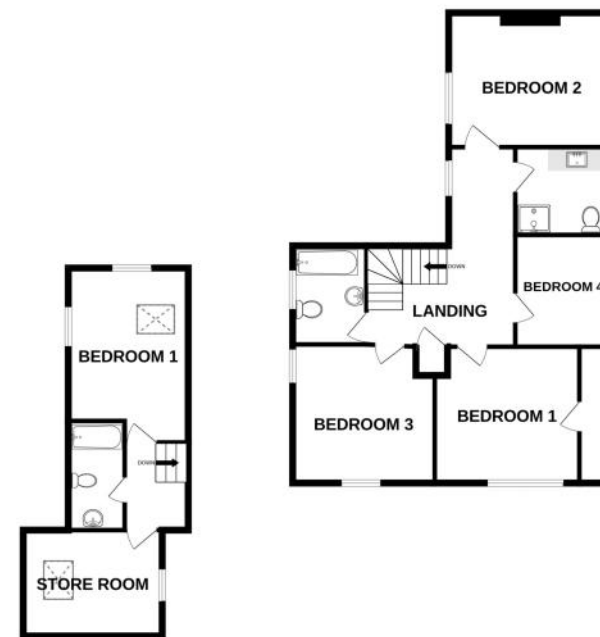
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GROUND FLOOR
1962 sq.ft. (182.3 sq.m.) approx.



1ST FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



11 NEW STREET, HOLT. NR25 6JJ

TOTAL FLOOR AREA : 3103 sq.ft. (288.3 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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