



LEATHERINGSETT HILL

Holt, Norfolk, NR25 6RY
Guide Price £395,000

BROWN & CO

LOCATION

Holt is a beautiful Georgian county town which has been well preserved being a Conservation Area with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School originally founded in 1515 is situated within Holt and provides pre-prep, prep and senior schools.

The north Norfolk coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty-two miles away by car and there is a branch railway line from Sheringham. From Norwich there are onward trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DIRECTIONS

Leave Holt on the A148 towards Fakenham and the barns can be found halfway down the hill on the left hand side.

DESCRIPTION

A complex of unconverted barns including the main barn which has the potential to be two storey along with two adjoining single storey barns. Listed Grade II, dated 1851. Tithe Barn is classified as a Heritage Asset within the Glaven Valley Conservation Area. Current Listed Building Consent for Conversion with six Units of Holiday Accommodation was granted on 1st September 2008 under NNDC refs: LA/08/0552 and PF/08/0499

SPECIFICATION

- A complex of Unconverted Barns
- Offering a Range of Development Opportunities (Subject to Planning)
- Situated on the outskirts of Holt Town Centre
- Off Road Parking
- Garden Grounds
- No Onward Chain

NORTH NORFOLK DISTRICT COUNCIL

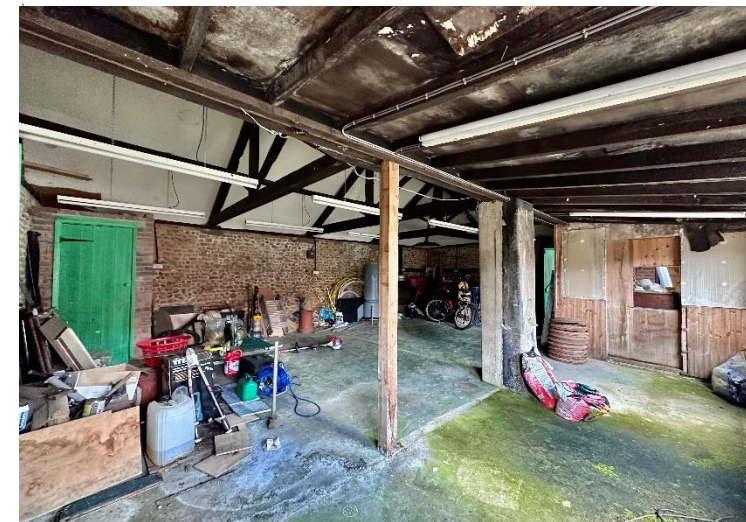
The local authority is North Norfolk District Council based at Cromer.

Planning.Department@north-norfolk.gov.uk

Tel: 01263 513811.

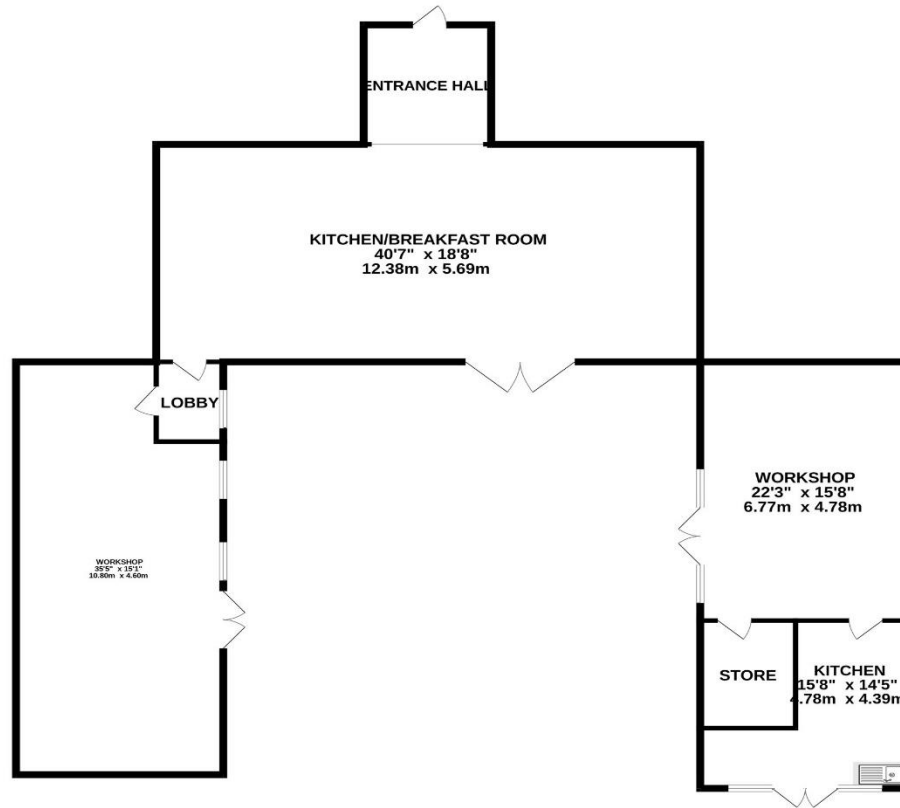
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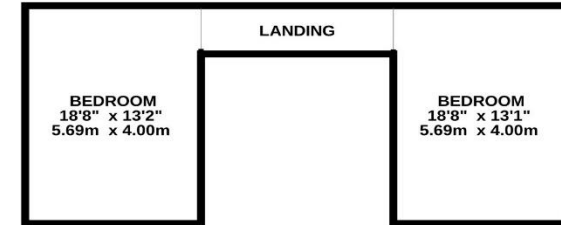




GROUND FLOOR
1978 sq.ft. (183.8 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



BARN

TOTAL FLOOR AREA : 2528 sq.ft. (234.8 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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