



NIRVANA
Guide Price £1,850,000

BROWN & CO
COCKERTONS



NIRVANA

Church Street, Holt, Norfolk, NR25 6BB

LOCATION

Nestled between the Georgian town centre, St Andrews Church & Gresham's Public School, Nirvana is situated in one of the town's most exclusive locations. Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and within walking distance to this property, originally founded in 1555 it provides pre-prep, prep and senior schools. The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. Blakeney is five miles away and is an Area of Outstanding Natural Beauty, famous for its bird reserves and sailing facilities. The cathedral city of Norwich is just twenty-five miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DESCRIPTION

A Transparent Sanctuary in the Heart of the Town.

In the bustling centre of a beloved market town, this architectural marvel stands as a testament to contemporary design and sustainable living. Encased entirely in glass at both the front and rear, the residence blurs the boundaries between indoor comfort and the dynamic rhythms of town life. The home's striking façade is more than a visual statement; it's a commitment to eco-conscious living. Utilising advanced glazing technologies, the structure maximises natural light while ensuring optimal thermal efficiency. Surrounding the property is almost a quarter of an acre of secluded grounds where wildflower gardens flourish, creating a vibrant tapestry of native flora that not only enhances biodiversity but also offers a serene retreat from the urban environment. These gardens provide seasonal color and fragrance, inviting pollinators and fostering a connection to nature.

Expansive patio areas are thoughtfully integrated within the tropical-themed garden, offering the perfect setting for al fresco dining and outdoor entertaining. These spaces are adorned with lush greenery and exotic plants, creating a tranquil oasis that feels worlds away from the town's hustle and bustle. Inside, the open-plan layout is a masterclass in interior design. Spaces flow seamlessly, adorned with bespoke furnishings and curated art pieces that echo the home's modern ethos. Natural materials and muted tones create a serene backdrop, allowing the ever-changing external views to take centre stage. This residence isn't just a home; it's an experience—a harmonious blend of cutting-edge design, environmental responsibility, and urban sophistication.



NIRVANA SPECIFICATION

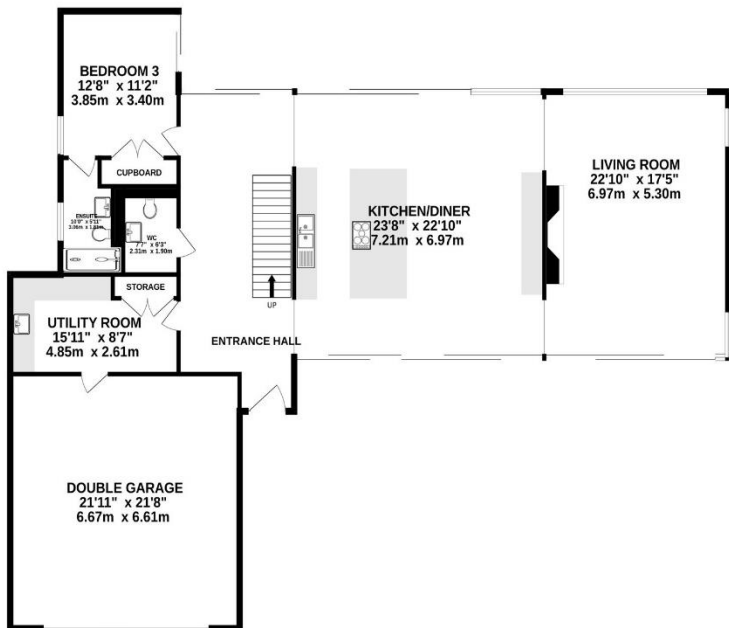
- Architect Designed House comprising Western Red Cedar Cladding & Limestone White K Rend finish
- Urban Front Corten Steel pivot front door
- I D Systems aluminium windows with Grand Slider door system to front & rear elevations
- Rolled VMZinc roofing with colour coded capping to parapets
- German Hacker Kitchen with full lighting system & Dekton worktops including 3.2 metre island unit
- Neff appliances including integrated fridge & freezer, dishwasher, oven, microwave/oven, warming drawer & induction hob with high level extractor over, wine cooler and Quooker fusion Hot tap
- Bathroom/Shower rooms fitted with Italian Porcelain tiling, Lusso Stone free standing bath & sanitaryware with wall hung w.c's
- Oak engineered Ecohardwood flooring throughout & Oak treaded open plan staircase with glass balustrades designed & fitted by First Step Designs
- Buster and Punch lighting including chandeliers, switches & sockets throughout
- Mitsubishi Ecodan air source heat pump with underfloor heating to ground & first floor areas
- Planika bio ethanol automatic fire in Living room
- Walnut cabinetry to bedrooms & dressing rooms with sliding door system
- Private Landscaped Gardens creating a 'personal sanctuary' providing a fabulous entertaining space perfect for 'al fresco' dining
- Large Double Garage with electrically operated panelled door
- Private Electric Gated Entrance providing complete privacy & Security Alarm System





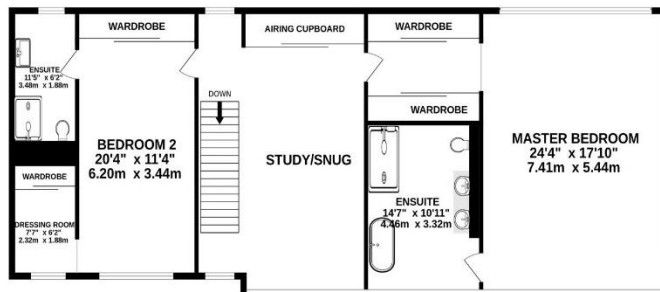
GROUND FLOOR

2061 sq.ft. (191.4 sq.m.) approx.



1ST FLOOR

1463 sq.ft. (135.9 sq.m.) approx.

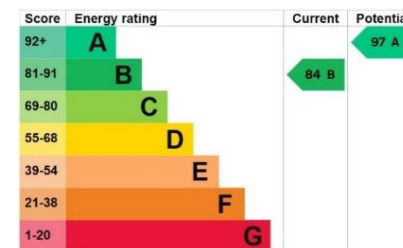


NIRVANA, CHURCH STREET

TOTAL FLOOR AREA : 3524 sq.ft. (327.4 sq.m.) approx.

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