



## 201 HOLT ROAD CROMER, NR27 9JN

£600,000  
FREEHOLD

### \*\*\*\* AMAZING INVESTMENT OPPORTUNITY \*\*\*\*

Formerly a special educational needs school, Argyll House is a fantastic opportunity to convert into a main residence or conversion investment. Over 4700 square feet in large grounds. The property would make a great apartment complex and is under a mile from transport links, supermarkets, town centre with all its amenities and of course the stunning beaches and pier Cromer has to offer. The area is increasingly popular and becoming a great place to invest for second home owners or clients wishing to relocate to the coast.

**HENLEYS**  
Residential Sales & Lettings



## 201 HOLT ROAD

- Great investment opportunity
- Large grounds
- Close to Cromer town
- Sought after location
- Scope to convert
- Potential apartment conversion
- Close to train station
- Close to supermarkets & amenities
- Close to stunning beaches and pier
- Viewing highly recommended



### CROMER

Voted by "The Times" Newspaper second best place to invest in the country.

Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blickling Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

### OVERVIEW

Located just a short drive to the town centre is this

imposing property with over 4700 square feet of accommodation. Formerly it was used as an education centre for young adults. It has ample outside space and parking areas. the property lends itself to a conversion into luxury apartments but it could be converted into a number of uses, either residential or commercial.

### DIRECTIONS

Leave cromer on the Holt Road (A148) and travel for around one mile. Just after the railway bridge, the property can be found on the left hand side.

## ARGYLL HOUSE 201 HOLT ROAD





Approximate total area®  
 4704.58 ft²  
 437.07 m²

Reduced headroom  
 13.78 ft²  
 1.28 m²

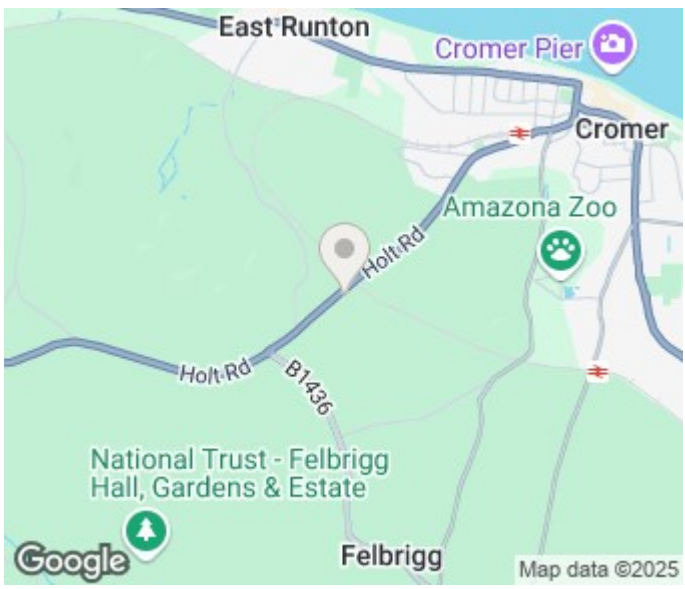
(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements