



Hempstead Road,  
Holt

**SOWERBYS**

Tucked away at the bottom of an attractive gravel lode, this charming two bedroom cottage enjoys a wealth of character and private gardens within walking distance of Holt town centre. The kitchen features a range of floor and wall mounted units and also houses the boiler, whilst the adjoining sitting room enjoys high ceilings and an attractive fireplace at the centre. Upstairs, the two bright bedrooms are well served by the first floor family bathroom.

This cottage enjoys a variety of outdoor space with an enclosed rear courtyard, as well as a gravelled front garden with plenty of space for tables, chairs and pot plants. A useful brick built store can be found to the side of the cottage, linking the front and rear gardens. Available July 2025. 12 Month Initial Tenancy.

#### **HOLT**

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that the timing meant that the Georgian style was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555. The North Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby.

The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

#### **AGENT'S NOTES**

No smokers

Unfurnished

Pets by negotiation

12 Month Initial Tenancy

#### **ENERGY EFFICIENCY RATING**

E. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

#### **COUNCIL TAX**

Band A.

#### **LOCATION**

What3words: ///stencil.smooth.skippers



# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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