



THE STORY OF

2 The Old Chapel

Holt, Norfolk

SOWERBYS



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18 New Street, Holt, Norfolk
NR25 6JJ

Iconic Grade II Listed Former Chapel Conversion

Prime Central Holt Location, Moments
from Shops and Amenities

More Than 2,300 Sq. Ft. of Beautifully
Appointed Living Space

Spectacular Open-Plan Living Area
with Double-Height Ceilings

Three Luxurious Bedroom Suites
Including an 840 Sq. Ft. Principal

Private Courtyard Garden with Garden Room

Three Private Parking Bays

Share of Freehold

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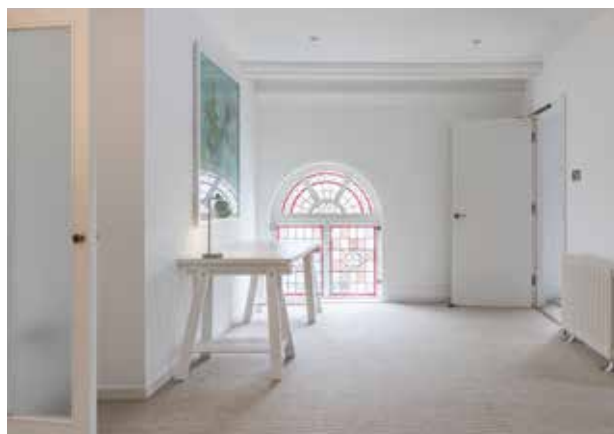


Nestled just off the charming High Street in the heart of Holt - one of Norfolk's most picturesque Georgian market towns - 2 The Old Chapel enjoys an exceptional location. With its vibrant blend of independent shops, cafés, galleries, and historic architecture, Holt offers a lifestyle rich in culture and convenience.

A short six-mile drive brings you to the stunning North Norfolk coastline at Blakeney, renowned for sailing, birdwatching, and scenic beaches, while the nearby North Norfolk Railway links Holt with the seaside town of Sheringham. The city of Norwich, with its direct rail connections to London and international airport access, is just 26 miles away - making this an ideal base for both local exploration and wider travel.

Behind this property's grand Corinthian-pillared entrance lies a truly remarkable home - an exquisite transformation of a Grade II listed chapel, offering more than 2,300 sq. ft. of refined living space. Designed with an elegant mix of period features and contemporary flair, the property boasts a breathtaking open-plan living area with double-height ceilings, oversized sash windows, and a luxurious kitchen-dining-lounge setup, perfect for entertaining.

Three stunning bedroom suites are spread across two levels, including a show stopping 840 sq. ft. principal suite with a private lounge, dressing room, and opulent en-suite. Outside, a secluded courtyard garden with a fully equipped garden room provides a peaceful retreat, complemented by three private parking spaces - an exceptional offering in such a central location. This is truly one of Holt's most iconic and stylish residences.



The principal suite is a show stopper... a private, opulent and incredible space





First Floor
Approximate Floor Area
884 sq. ft
(82.16 sq. m)



Ground Floor
Approximate Floor Area
1,596 sq. ft
(148.28 sq. m)



Lower Ground Floor
Approximate Floor Area
265 sq. ft
(24.57 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Holt

A STRONG SENSE OF COMMUNITY
AND A FINE MARKET TOWN

Holt thrives on a strong sense of community, supported by proud residents and local businesses. Many champion the 'Love Holt' initiative, celebrating the independent shops that bring vibrancy to the Georgian town centre. The town hosts numerous local events throughout the year, including the Holt Festival and the 1940s Weekend, which takes over the town and the heritage 'Poppy Line' railway running between Holt and Sheringham.

Holt boasts traditional shops like a butcher, fishmonger, and greengrocer. It even has its own department store and food hall, Bakers and Larners, a local landmark run by the same family since 1770. Chic boutiques and luxe lifestyle stores fill the town and its surrounding yards, offering beautiful items for your home and wardrobe. Norfolk Natural Living, known for locally made fragrances, is a notable stop.

Life in Holt is leisurely, with numerous spots to enjoy a coffee or a meal. Byfords deli and café, believed to be the oldest house in town, is a central landmark and an ideal place to watch the world go by. There's no rush—relax and savor country life! The town also hosts the historic Gresham's School.

Holt features an abundance of Georgian properties, especially around the town center. Further out, you'll find leafy roads with stylish, detached 1930s family homes and well-designed contemporary houses that blend with the countryside. For those wanting to reconnect with nature, Holt Country Park and Spout Hills offer heathland and green spaces.

Holt is one of Norfolk's finest market towns, offering the perfect spot to enjoy country life. With easy access to the coast and city, if this sounds like your kind of place, let us help you find your next property.



Note from Sowerbys



“Designed with an elegant mix of period features and contemporary flair, this home boasts a breathtaking open-plan living area.”



SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Share of Freehold. £100 is paid each month into St Johns Management Company, which has a total of four shares - two held by No. 1 and two held by No. 2. Both contribute £100 per month to cover the building insurance, which costs approximately £1,400 per year, as well as the communal lighting.

LOCATION

What3words: ///splendid.bongo.sandbags

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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