



Jacobs Cottage, Holt

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Pointens





**Jacob's Cottage, Jacobs Place,  
32 High Street, Holt, Norfolk NR25 6BH**

North Norfolk Coast: 3 miles

Norwich: 20 miles

Spacious traditional semi-detached brick and flint cottage situated in a superb location just off Holt High Street. The property retains many of its original features to include oak doors, exposed beams and a period fireplace. Outside there is an integrated garage, a courtyard garden, front of house parking and garden seating area.

**Guide Price £475,000**



## ACCOMMODATION

### THE PROPERTY

The property offered for sale is a semi-detached traditional brick and flint cottage situated in a quiet court yard just off Holt High Street. Formerly two cottages this delightful period property retains many original features and offers unusually spacious, well appointed accommodation which briefly comprises of an entrance hall, reception area, sitting room with a red brick fireplace, a well fitted out kitchen and a cloakroom. A first floor landing that leads to three double bedrooms (master en-suite) and a family bathroom. The property also enjoys UPVC sealed double glazed windows and gas fired central heating throughout. Outside there is an enclosed courtyard garden, an integrated garage, front of house parking and a garden seating area. The property is being sold with no onward chain.

### Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture that is found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

### DIRECTIONS

On foot, upon leaving the sole agent's office, turn right into Holt High Street. Just before passing Webbs Jewellers you will see a sign on your right hand side for Jacobs Place. Jacobs Cottage will then be found on the left hand side.

The accommodation comprises -

**Oak Front Door leads to a:-**

#### **Reception Room and Hall (19' x 8'8)**

Staircase to first floor, cupboards under. Two radiators, door to courtyard, door to garage. Pamment and Oak flooring.

#### **Sitting Room (14'9 x 11'2 double aspect)**

Red brick fireplace housing a coal burner effect gas fire. Heavily beamed ceiling, two radiators. Shelved recess. Oak flooring.

#### **Kitchen (16'4 x 9'3)**

Good range of fitted base units with wooden work surfaces over. Inset single drainer sink with mixer tap. Fitted oven, microwave, surface hob and recirculating hood. Fridge/freezer, dishwasher. Low level heater. Tiled splashbacks, range of matching wall units. Wall mounted gas boiler for central heating and domestic hot water.

#### **Cloakroom and Utility Area**

WC, pedestal wash basin, radiator. Fitted shelf, plumbing for automatic washing machine. Tiled floor.

#### **First Floor Landing**

Radiator, two velux windows, airing cupboard with factory lagged tank and fitted shelving.

#### **Bedroom One (15'6 x 12' double aspect)**

Television point, exposed wall beams, radiator. Large walk-in storage and dressing area.

#### **En-Suite**

Tiled shower cubicle with fitted shower, WC, vanity unit with wash basin, heated towel rail. Electric shaver point.

**Bedroom Two (13'8 x 11'5)**

Radiator. Beamed and vaulted ceiling.

**Bedroom Three (10' x 8'10)**

Beamed and vaulted ceiling. Radiator.

**Family Bathroom**

Shower bath with shower over, shower screen. Pedestal wash basin, WC. Heated towel rail, tiled floor.

**Curtilage**

To front of the property there is front of house parking, a garden seating area and an integrated garage (16'6 x 9'10) with an electric roller door and electric power and light. To the rear of the property there is a fully enclosed courtyard garden. A management company owned by the residents hold the freehold title to Jacobs Place, with each resident holding a share in the company.

**General Information**

**Tenure:** Freehold.

**Council Tax Band:** D (£2245.88 2024/25)

**Services:** All mains services are connected.

**Local Authority:** North Norfolk District Council tel: 01263 513811.

**Viewing:** Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

**Ref No:** H313199.

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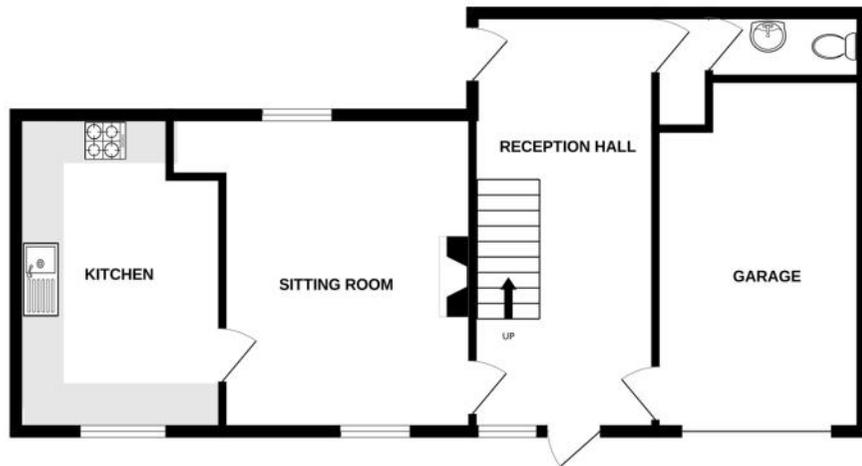
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GROUND FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



JACOBS COTTAGE, JACOBS PLACE, HIGH STREET, HOLT NR25 6BN

TOTAL FLOOR AREA : 1347 sq.ft. (125.1 sq.m.) approx.

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