



1 Barn Owl Drive, Holt

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Independent Estate Agents

Pointens





**1 Barn Owl Drive, Holt**

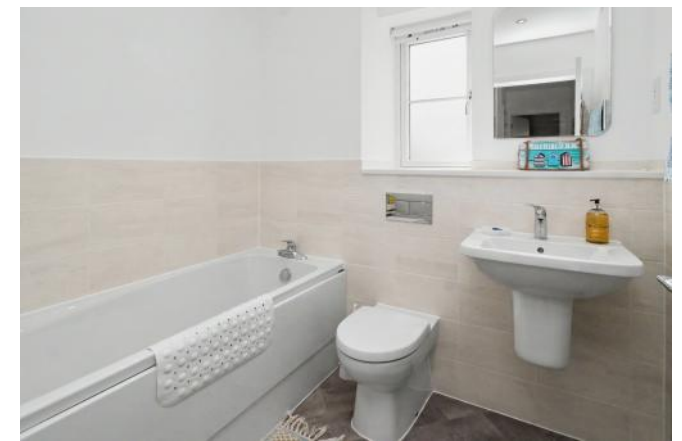
**Norfolk NR25 6GP**

Norwich 20 miles

North Norfolk Heritage Coast 4 miles

Immaculately presented semi-detached house with a wonderful south facing rear garden. The property has easy access to Holt Town Centre, Holt Country Park and its 100 acres of mixed woodland, extensive walks and abundant wildlife, and North Norfolk's heritage coastline.

**GUIDE PRICE £285,000**



## The Property

The property offered for sale is a modern semi-detached house constructed by Lovell Homes situated in a cul-de-sac location towards the south eastern outskirts of the town. A particular feature of the property is the due south facing rear garden. The accommodation comprises an entrance hall, a cloakroom, a well fitted out kitchen/diner and a sitting room. A first floor landing leads to a master bedroom with en-suite, a further bedroom and a family bathroom. The property enjoys the benefit of sealed unit double glazed windows and gas fired central heating throughout and the remainder of an NHBC guarantee. Outside, there is off street parking and a well tended south facing rear garden. The property is being sold with no onward chain.

## Location

The Heath Farm development is located on the far southern end of Holt. The development is just a short distance from the famous North Norfolk Railway (Poppy Line) Station and Holt Medical Practice at High Kelling. 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 found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. 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

Leave Holt High Street via Station Road. Upon reaching the Holt by-pass turn left and continue on to the roundabout. Turn right at the roundabout, then first right into Robin Close. First right again into Woodpecker Avenue. Follow the road around to the left. Barn Owl Drive will then be found on the right hand side.

## ACCOMMODATION

The accommodation comprises:

Front door leading to:

### Entrance Hall

Staircase to first floor, radiator.

### Sitting Room (14' x 11'5)

Television point, under stair cupboard. Radiator.

### Kitchen/Diner (16' x 11'7)

Range of fitted base units with worktops over. Inset sink unit with mixer tap. Fitted electric oven, gas hob and re-circulating hood, dishwasher and fridge/freezer. Tiled splashbacks, range of matching wall units, Gas fired boiler for central heating and hot water. Doors to rear garden, plumbing for automatic washing machine.

### Cloakroom

Wc, wash basin, radiator.

### First floor landing

Airing cupboard, radiator.

### Bedroom One (15' x 9'7)

Fitted double wardrobe, radiator.

### En-suite.

Shower cubicle, wash basin, wc, heated towel rails, half tiled walls.

### Bedroom Two (10'10 x 7'9)

Radiator, tv pt.

### Family Bathroom

Panelled bath, wc, wash basin, heated towel rail. Electric shaving point, half tiled walls.

### Curtilage

To the front of the property is a small garden area. To the side there is ample off street parking for 2/3 cars. The rear garden is south facing and laid to lawn, patio, wooden garden shed, personal door. All fully enclosed with brick walling and mature hedging.

### General Information

**Tenure:** Freehold.

**Council Tax Band:** Band C.

**Services:** All mains services.

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

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

**Energy Performance Certificate:** Band B.

**Ref No:** H313477.



### Important Notice

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens.

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

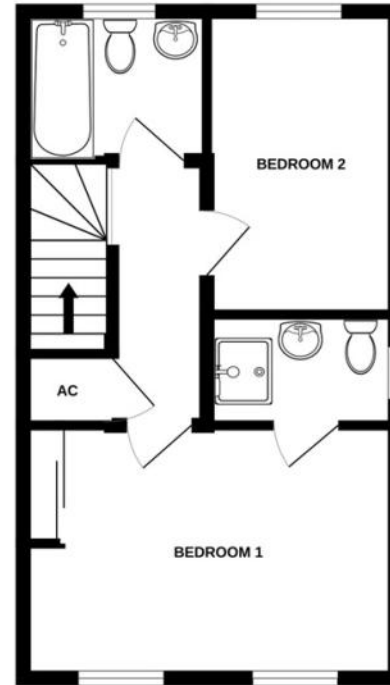
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GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



1 BARN OWL CLOSE, HOLT NR25 6GP  
TOTAL FLOOR AREA 769sq.ft (71.4 sqm) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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