



THE STORY OF

14 Grove Lane

Holt, Norfolk

SOWERBYS



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Holt, Norfolk
NR25 6EG

Prime Residential Location in Holt

Approx. 0.4 acre plot (STMS)

Over 2,700 sq. ft. Principal Residence

Five Bedrooms Across Two Floors

Four Versatile Reception Rooms

Beautifully Landscaped South-Facing Gardens

Substantial Detached Triple-
Bay Garage/Workshop

Approx. 1,200 sq. ft. of Garaging
and Accommodation

Partially Converted Accommodation
Above Garage

Scope for Further Development (STPP)

SOWERBYS HOLT OFFICE

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Set within one of Holt's most desirable residential locations, this home is an impressive and individual house occupying an exceptionally generous plot of approximately 0.4 acre STMS. The principal house extends to over 2,700 sq ft, complemented by a substantial detached triple-bay garage/workshop with approximately 1,200 sq ft of additional space above.

The home offers five bedrooms, four reception rooms, a well-appointed kitchen, utility facilities and shower/WC accommodation, providing excellent flexibility for family life, entertaining, home working or multi-generational living.

The reception spaces are generous and characterful, with exposed brickwork, beams and extensive glazing overlooking the gardens. A conservatory provides a particularly appealing connection to the south-facing gardens, while the ground-floor bedroom with adjoining shower facilities offers useful single-level accommodation.

The beautifully landscaped gardens are a real feature, with mature planting, established borders, lawns, gravel pathways and a variety of seating areas creating a private and peaceful setting.

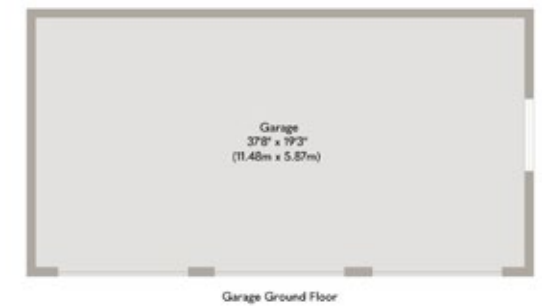
The detached triple-bay garage/workshop provides extensive garaging, storage and workspace, while the accommodation above is partially converted with power, lighting, water and waste services already in place. Subject to the necessary consents, this offers considerable scope for further use.

14 Grove Lane combines impressive scale, privacy and versatility, with the added benefit of excellent garaging and exciting potential for future enhancement.



Excellent flexibility for family life, entertaining and working from home.





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 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 savour country life! The town also hosts the historic Gresham’s School.

Holt features an abundance of Georgian properties, especially around the town centre. 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



“Occupying approximately 0.4 acres (STMS), with beautifully landscaped south-facing gardens.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref: - 6436-0221-1600-0401-6202

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///trickle.unhappy.triangles

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SOWERBYS

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