



THE STORY OF

# 9 Town Close

*Holt, Norfolk*

**SOWERBYS**



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# 9 Town Close

Holt, Norfolk  
NR25 6JN

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Sought After Residential  
Location in Georgian Holt

Overlooks Little Hills; Walkable to  
Spout Hills and Town Centre

Three Bedrooms (Two Doubles  
and a Flexible Third)

Light-Filled Sitting Room and Conservatory

Kitchen/Breakfast Room

Enclosed Rear Garden with  
Terrace and Summerhouse

Attached Garage and Off-Road Parking

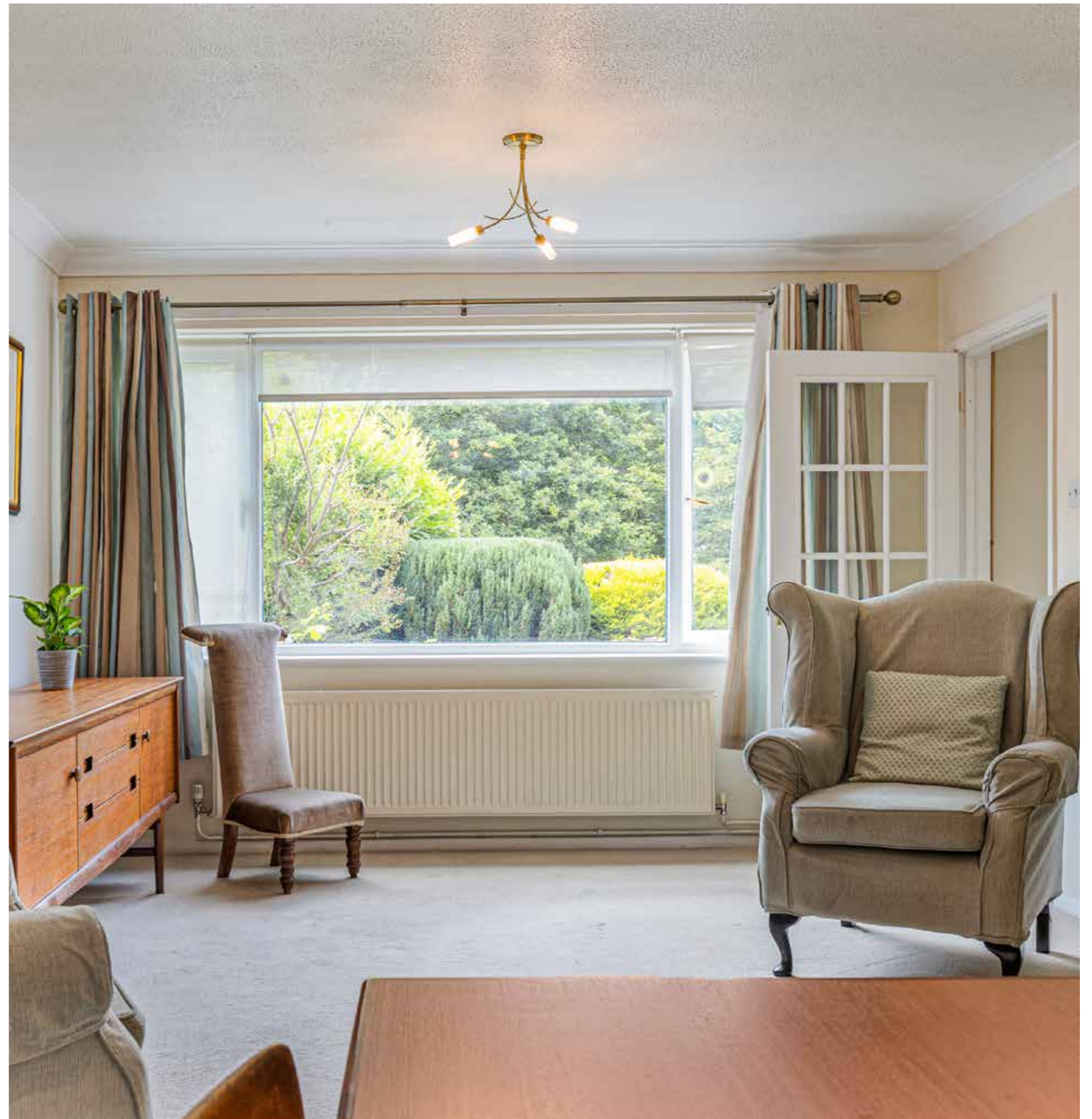
Gas Central Heating and Double Glazing

Potential to Convert Generous Loft Space (STPP)

No Onward Chain

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**SOWERBYS HOLT OFFICE**  
01263 710777  
holt@sowerbys.com

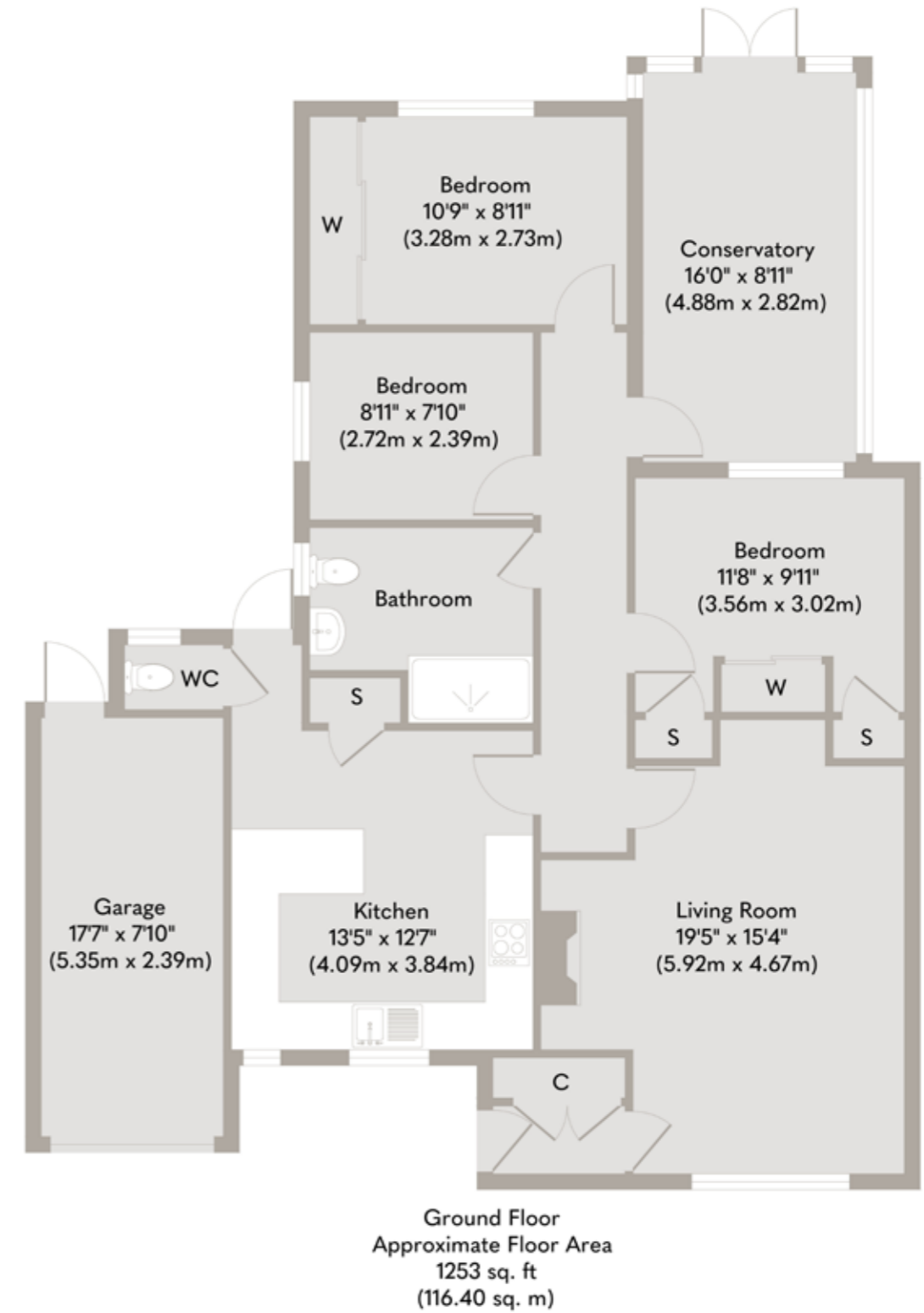




A rare find in one of Holt's most peaceful pockets, 9 Town Close is a three-bedroom link-detached bungalow offering a unique blend of calm, convenience and charm. Just a gentle stroll from the town's bustling market place, this inviting home opens with a light-filled sitting room, a practical kitchen/breakfast room, and a conservatory that draws the garden in. Two double bedrooms and a third flexible room - perfect as a study, guest room or hobby space - complete the layout, supported by a shower room and a separate cloakroom for added practicality. There's also the potential, subject to the relevant consents, to convert the generous loft space, as others in Town Close have done.

Outside, the fully enclosed rear garden is a haven in its own right - with lawn, terraced seating, mature borders, and a charming summerhouse that invites you to pause and enjoy the moment. The property looks out to Little Hills, a delightful green space ideal for dog walks, and from there it's just a short wander to Spout Hills - a beautiful area of rolling meadows and streams, beloved by locals. A double driveway and attached garage provide easy off-road parking, and the peaceful setting offers a sense of privacy that belies the proximity to town.

With gas central heating, double glazing, no onward chain, and a location that balances natural beauty with walkable access to Holt's celebrated independent shops, cafés, and Gresham's School, 9 Town Close presents a lifestyle as comfortable as it is desirable. A rare opportunity in a fast-moving market - properties in this position don't come along often.



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



Path through Little Hills

“...the peaceful setting offers a sense of privacy that belies the proximity to town.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

C. Ref:- 2444-3040-8203-8194-2204

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: ///visits.twee.magical

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# 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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

