



THE STORY OF  
**Cedar House**  
*Holt, Norfolk*

**SOWERBYS**



THE STORY OF

# Cedar House

3a Winns Close, Holt  
Norfolk, NR25 6NQ

---

Contemporary Home Near Holt Town Centre

Bright and Spacious Accommodation

Stylish Kitchen/Dining Room  
With Neff Appliances

Dual-Aspect Sitting Room With Morso Stove

Ground Floor Double Bedroom and Shower Room

Two First Floor Double En-Suite Bedrooms with  
Principal Suite Offering Freestanding Bath

High-Quality Finishes Throughout

South-Facing Landscaped Garden

Private Driveway Parking In Peaceful Setting

---

**SOWERBYS HOLT OFFICE**

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)



Just a short stroll from the heart of Holt, Cedar House is an impeccably presented and beautifully crafted contemporary home that combines high-quality finishes, thoughtfully designed living spaces and an enviable town-centre location.

Flooded with natural light throughout, the property offers a wonderful balance of open-plan living and more intimate reception spaces, creating a home that is both stylish and highly versatile. At its centre, a welcoming entrance hall leads to a beautifully appointed kitchen and dining room on one side and a spacious dual-aspect sitting room on the other, both enhanced by attractive oak flooring. The kitchen features sleek handleless cabinetry, quartz worktops, a Blanco inset sink and a range of integrated Neff appliances, while a separate utility room continues the same level of quality and attention to detail.

The sitting room provides a warm and inviting space to relax, centred around a contemporary Morso wood-burning stove. Throughout the home, thoughtful finishing touches including brushed chrome sockets and integrated USB points reflect the care taken in its design and specification.

The ground floor also benefits from a stylish fully tiled shower room and a generous double bedroom, offering excellent flexibility for guests, multi-generational living or home working.

A striking staircase rises to a vaulted landing where natural light pours in through a combination of Velux and traditional windows.

The first-floor hosts two double en-suite bedrooms. The principal suite enjoys a luxurious en-suite bathroom complete with a freestanding bath and high-quality sanitaryware, creating a peaceful retreat. Soft neutral carpets complete the first-floor accommodation.





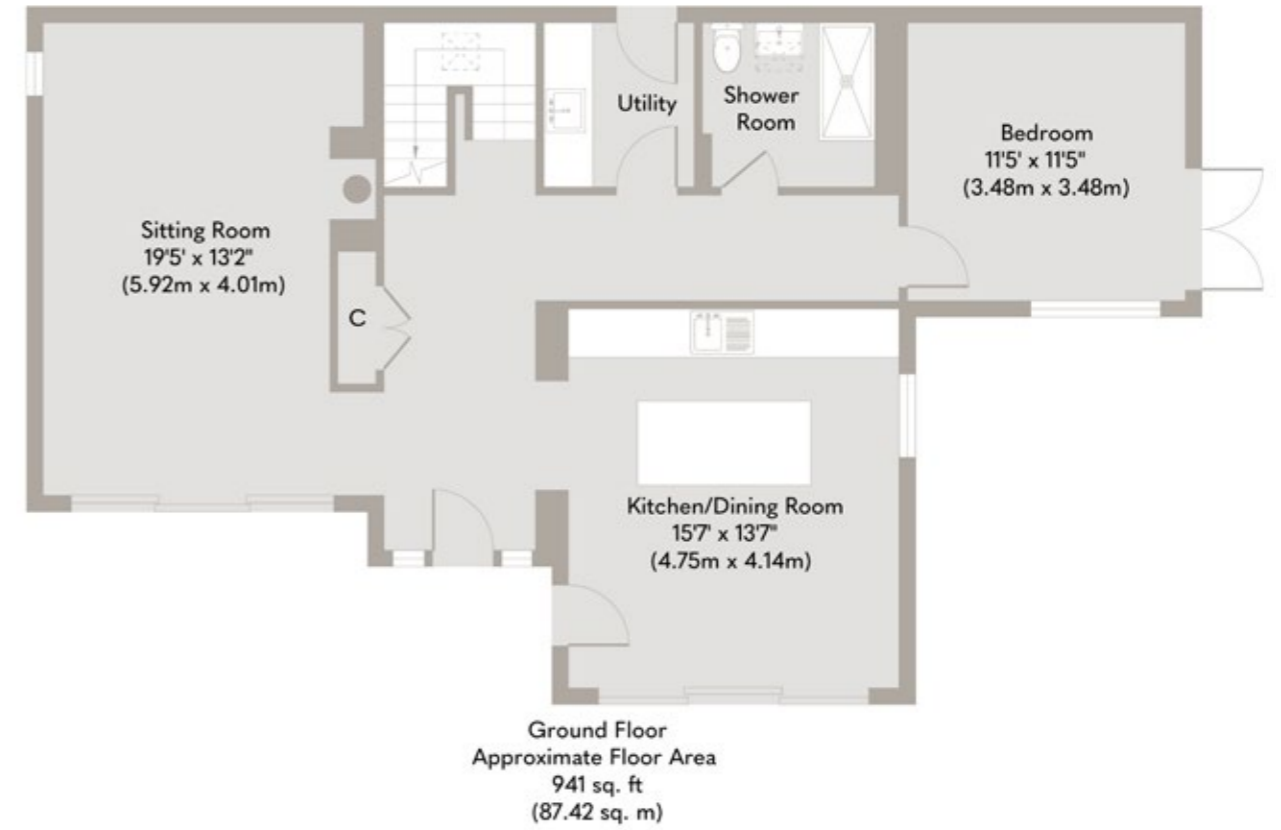
Externally, Cedar House presents an attractive blend of brick, render and Western Red Cedar cladding, complemented by anthracite grey windows and doors. The south-facing garden has been beautifully landscaped with lawns, planting, hedging and enclosed boundaries, creating a private and sheltered outdoor space ideal for entertaining or relaxing. A private driveway provides convenient off-road parking. The garden further benefits from an additional corner patio, while a secure garden shed is positioned to the side of the property, offering useful external storage.

Further enhancing its appeal, Cedar House benefits from approved planning permission for a ground

floor extension, offering the opportunity to create a new utility room or alternative additional accommodation to suit a purchaser's individual requirements. This provides valuable scope to increase the flexibility and functionality of an already well-balanced home. Further details and plans are available upon request. Planning Reference: PF/23/0549.

Offering the rare combination of a peaceful setting and immediate access to Holt's renowned independent shops, cafés, restaurants and amenities, Cedar House is a home that delivers exceptional comfort, quality and convenience in one of North Norfolk's most desirable market towns.





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.

Copyright V360 Ltd 2026 | www.houseviz.com

# 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



Sitting Room

“The sitting room provides a warm and inviting space to relax, centred around a contemporary Morso wood-burning stove.”



### SERVICES CONNECTED

Mains water, electricity and drainage. The property benefits from a state-of-the-art air source heat pump, which supplies underfloor heating to the ground floor, individually controlled in each room, and thermostatically controlled radiators upstairs.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref:- 8340-7738-7040-0145-4226

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: ///cassettes.bearable.overheard

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

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

