



THE STORY OF

# 1 Weston Square

*Holt, Norfolk*

SOWERBYS

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# 1 Weston Square

Holt, Norfolk  
NR25 6HU

Charming, Renovated  
Two-Bedroom Cottage

Ideal Second Home or  
Holiday Let Investment

Well-Appointed Kitchen  
and Useful Utility Space

Cosy Sitting Room with  
Log-Burning Stove

Modern Ground  
Floor Bathroom

Two Comfortable Bedrooms  
on the First Floor

Small Courtyard  
Garden to the Front

Courtyard Parking  
Available on a First-Come,  
First-Served Basis

**SOWERBYS HOLT OFFICE**

01263 710777

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

Tucked away in the heart of Holt, this delightful two-bedroom cottage has been lovingly renovated to create a warm and inviting home, perfectly suited as a charming second residence or an attractive holiday let investment.

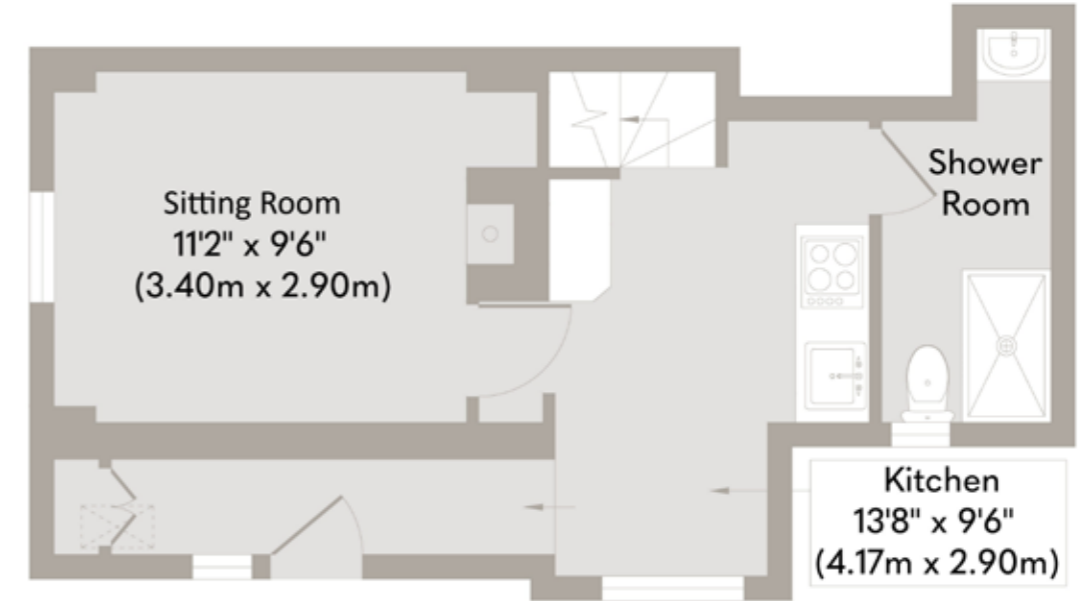
The property opens into an entrance lobby with useful utility space, leading through to a well-appointed kitchen fitted to provide both practicality and style. At the centre of the home is a cosy sitting room featuring a log-burning stove, creating a welcoming space to relax throughout the seasons. A modern downstairs bathroom completes the ground floor accommodation.

Upstairs, the cottage offers two comfortable bedrooms, both enjoying a light and peaceful feel.

Outside, there is a small courtyard garden to the front - an ideal spot for morning coffee or evening drinks. Parking is available within the courtyard on a first-come, first-served basis.

Beautifully presented and ready to enjoy from day one, this is a true turn-key property in one of North Norfolk's most sought-after market towns.





Ground Floor  
Approximate Floor Area  
321 sq. ft  
(29.82 sq. m)



First Floor  
Approximate Floor Area  
184 sq. ft  
(17.09 sq. m)

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



“...tucked away in one of North Norfolk's most sought-after market towns.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

C. Ref:- 0844-3039-0201-2655-6204

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: ///claim.education.water

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

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