



THE STORY OF

# 55 New Street

*Holt, Norfolk*

**SOWERBYS**



THE STORY OF

# 55 New Street

Holt, Norfolk  
NR25 6JH

---

Prime Central Holt Location,  
Moments from Shops and Cafes

Stylish Open-Plan Kitchen/Dining  
Room with Limestone Flooring

Separate Sitting Room and Practical Utility Area

Three Well-Proportioned Bedrooms  
and Modern Family Bathroom

Private Gravelled Courtyard Garden

Off-Street Parking

Character Façade with Flint and Brick Detailing

Peaceful Setting on a Quiet Lane

---

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

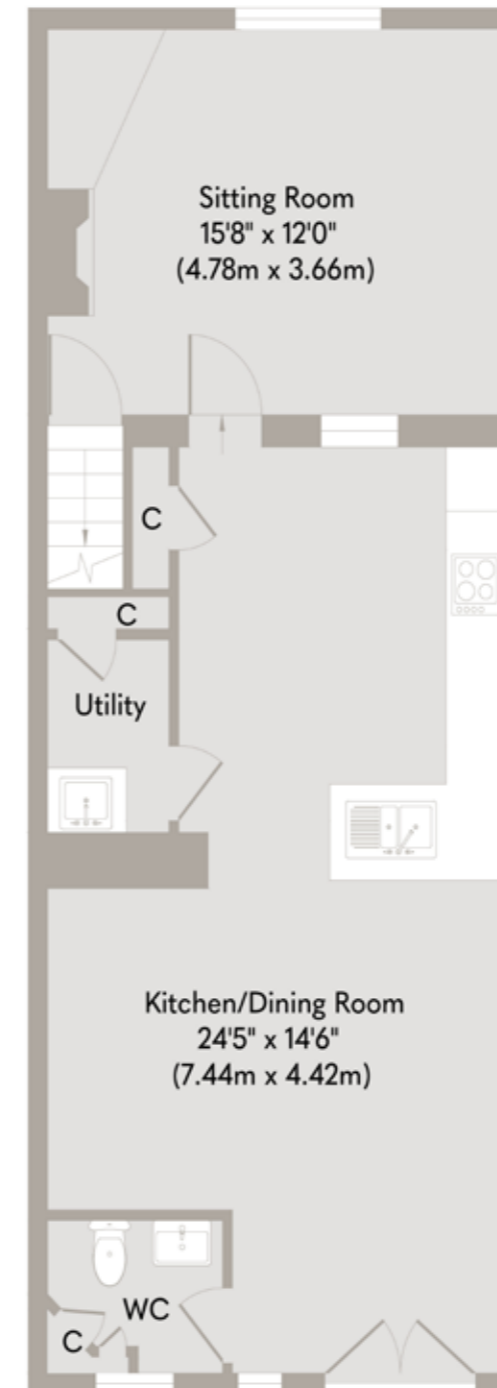


Tucked away on a quiet lane just moments from the vibrant heart of Holt, 55 New Street enjoys the best of both worlds, peace and privacy within easy reach of the town's independent shops, delis, galleries and charming Georgian architecture. Holt is a place where life moves gently, yet everything you need is close at hand, from countryside walks and coastal drives to fine dining and good coffee. This is North Norfolk at its most timeless, and New Street sits at its centre like a well-kept secret.

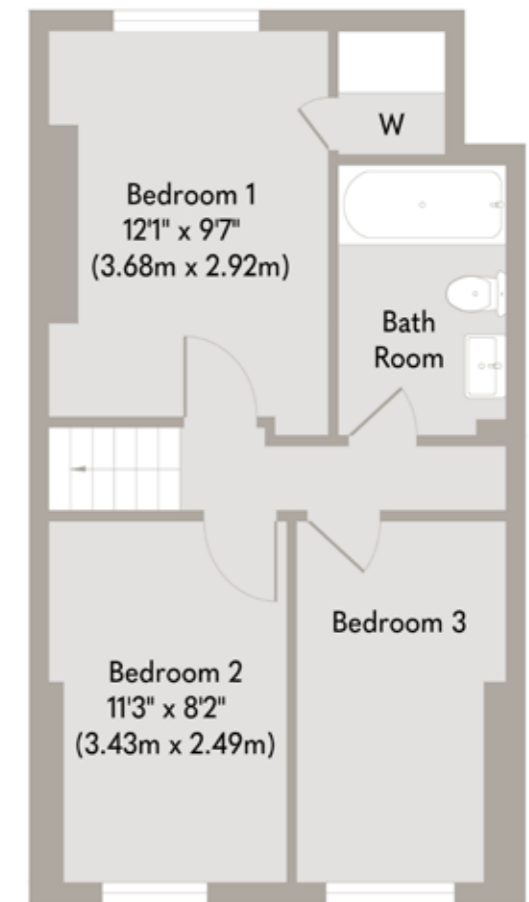
Step inside, and the house opens into a beautifully extended kitchen and dining space, light-filled, thoughtfully designed, and perfect for gathering with family or friends. There's a calm elegance to the muted tones and quality finishes, while limestone flooring and shaker cabinetry nod to the home's character. Beyond, a cosy sitting room offers a quiet place to unwind, and the layout is effortlessly practical too, with a utility room, cloakroom, and useful built-in storage all cleverly tucked away.

Outside, French doors open onto a private gravelled courtyard, just enough space for al fresco suppers, morning coffee, or pots of lavender and rosemary. Beyond the courtyard, off-street parking adds a rare layer of convenience. With its flint and brick façade, sage-green joinery, and cottage charm, the exterior is as welcoming as the inside. 55 New Street is a home that feels quietly special, considered, comfortable, and full of heart.





**Ground Floor**  
Approximate Floor Area  
655 sq. ft  
(60.88 sq. m)



**First Floor**  
Approximate Floor Area  
406 sq. ft  
(37.76 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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://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



“Peaceful living with everything Holt has to offer on your doorstep.”



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

C. Ref: 0323-3054-2201-4835-2200

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: ///fenced.presented.spoon

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

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

