



THE STORY OF

# 77 Cromer Road

*Holt, Norfolk*

SOWERBYS



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# 77 Cromer Road

Holt, Norfolk  
NR25 6DY

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Elegant Victorian Residence in  
Prime Holt Location

Handsome Red-Brick Façade  
with Period Character

Four Generous Double Bedrooms

Ground-Floor Bedroom with En-  
Suite and Garden Access

Open-Plan Kitchen and Dining Room with  
Classic Shaker-Style Kitchen Units

Sociable Breakfast Bar and  
Fireplaces with Wood Burners

Spacious Utility/Laundry Room

Private Off-Street Parking

Established and Private Rear Garden

Large Loft Space with Potential to Convert (STPP)

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Occupying a prime residential position within easy walking distance of Holt's celebrated Georgian town centre and the highly regarded Gresham's School, this elegant Victorian residence offers beautifully balanced accommodation across two floors, combining period character with practical family living.

Behind its handsome red-brick façade, the property unfolds into a warm and inviting home of considerable charm, where original proportions, fireplaces and natural light create an atmosphere that is both timeless and welcoming. Thoughtfully arranged to suit modern lifestyles, the accommodation includes four generous double bedrooms, balanced reception space and a wonderfully established rear garden.

From the moment you step inside, the home reveals an appealing blend of classic Victorian architecture and relaxed contemporary living. High ceilings, elegant proportions and large sash-style windows allow light to pour through the interiors, while wood-burning stoves and traditional detailing add warmth and character throughout.

At the heart of the home lies an impressive open-plan kitchen and dining space designed for everyday family life and entertaining alike. The kitchen is fitted with classic Shaker-style cabinetry and a sociable breakfast bar, creating a relaxed central hub. The adjoining dining area offers ample space for gathering with family and friends, centred around a charming fireplace and wood-burning stove that brings a cosy focal point during the cooler months.

To the front of the property, the separate sitting room provides a more traditional retreat, complete with another fireplace and wood-burning stove, offering a calm and comfortable setting for quieter evenings.

A spacious utility and laundry room adds valuable practicality and additional storage, ideal for busy households and country living alike.

The accommodation is arranged over the ground and first floors and has been designed with flexibility in mind.

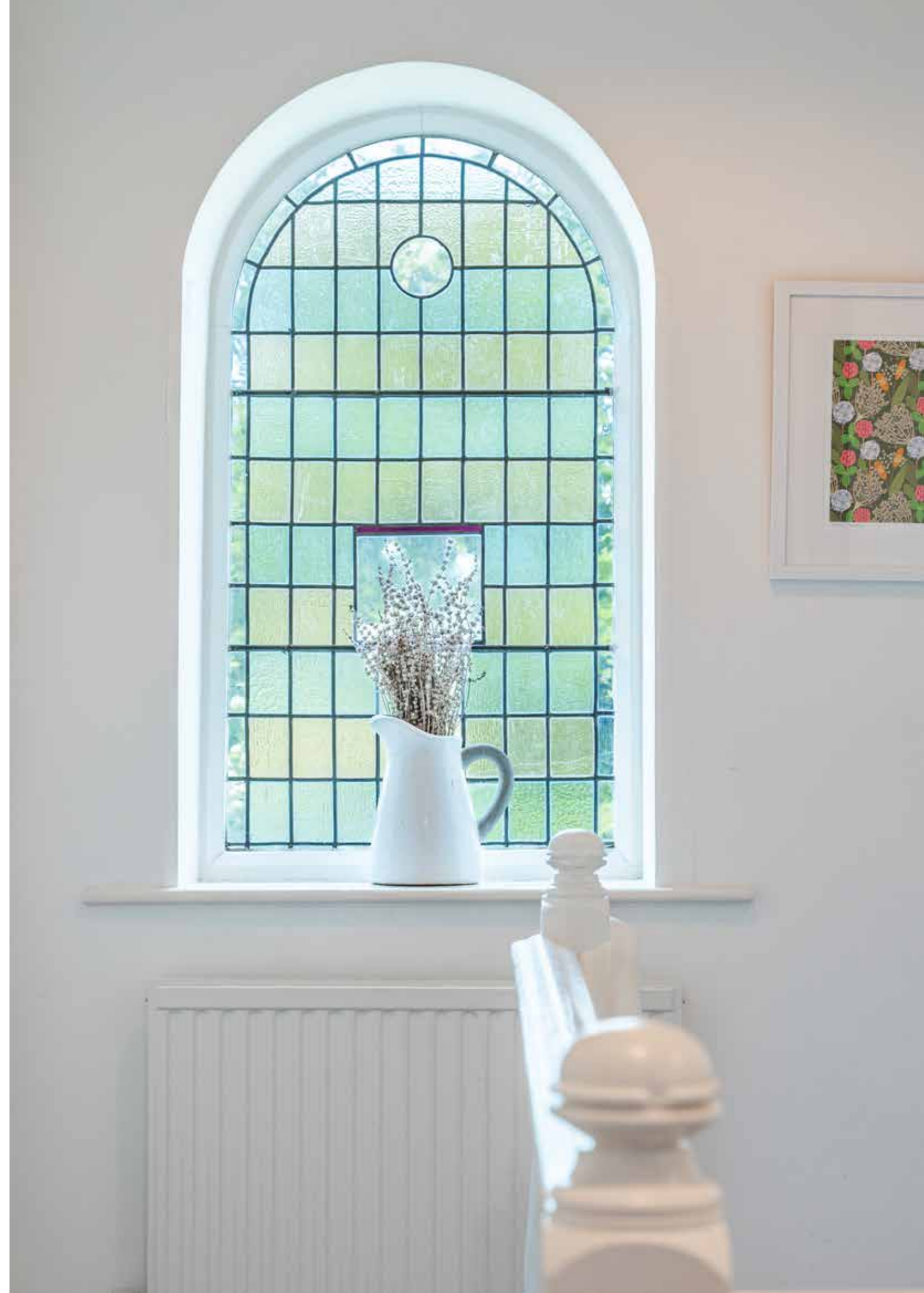
Particularly noteworthy is the substantial ground-floor bedroom suite, an exceptionally spacious and accessible double bedroom with direct access to the rear garden and its own en suite shower room. This versatile space would suit multi-generational living, visiting guests or those seeking single-level accessibility without compromise.

The first floor provides three further double bedrooms, all generously proportioned and filled with natural light. The principal bedroom enjoys access to a Jack and Jill bathroom, while the remaining bedrooms are served by well-appointed family facilities, ensuring the home functions equally well for family life or hosting guests.

The generous loft space offers an opportunity for conversion, subject to the relevant consents.



A setting where original features and natural light create a warm, welcoming atmosphere.





The rear garden is a true highlight of the property. Mature, private and beautifully established, offering a wonderful sense of peace and seclusion. Thoughtfully planted borders, lawns and seating areas create an idyllic outdoor setting for summer dining, entertaining or simply enjoying the tranquillity of the surroundings.

To the front, the property benefits from private off-street parking, a valuable feature so close to the centre of Holt.

The property is ideally positioned within walking distance of Holt's historic town centre and the prestigious Gresham's School, making it particularly attractive for families seeking both convenience and educational excellence.

“A home that blends period charm with relaxed, everyday family living.”

Excellent transport connections provide access to Norwich and beyond, while the nearby coastline offers some of the region's finest beaches, nature reserves and sailing facilities.





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



“Light-filled rooms and timeless character create an effortless sense of comfort throughout.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

D. Ref:- 0589-3062-6205-0436-2200

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: ///booster.fidelity.untrained

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# SOWERBYS

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