



## Holway House Holway Road, Sheringham, Norfolk, NR26 8HN

Highly regarded guest house offering 10x en-suite letting bedrooms, spacious owners' accommodation, private guest parking, and a genuine turnkey lifestyle business

- Exceptional Victorian guest house in the heart of Sheringham
- Ten beautifully presented en-suite guest bedrooms
- Spacious owners' accommodation with underfloor heating
- Comprehensively refurbished throughout by the current owners
- New roof installed as part of an extensive programme of improvements
- Genuine turnkey business ready to trade from day one
- Established trading history with accounts available upon request
- Guest parking and attractive outdoor seating areas
- Short walk to Sheringham beach, town centre and railway station
- Outstanding lifestyle business opportunity on the North Norfolk coast

£725,000



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |