



THE STORY OF  
**Orchard Piece**  
*Holt, Norfolk*

**SOWERBYS**





THE STORY OF

# Orchard Piece

3 Elliott Close, Holt, Norfolk  
NR25 6SB

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Built in 2010 by Renowned Local Builder

Quiet and Discreet Cul-de-Sac

Three Reception Rooms including  
Study/Home Office

‘Kestrel’ Kitchen with Semi-Open Plan Dining

Utility Room for Family Living

Principal Suite with Fitted Wardrobes  
and Luxury En-Suite

Two En-Suite Bedrooms

Second Floor with Two Flexible Eaves  
Rooms and Shower Room

Landscaped Private Walled  
Gardens and Sun Terraces

Double Garage and Ample Driveway Parking

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**SOWERBYS HOLT OFFICE**

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Tucked away within a peaceful cul-de-sac just moments from the centre of Holt, Orchard Piece is a substantial modern home extending to approximately 3,025 sq ft. Built in 2010 by a respected local builder to a bespoke specification, it combines contemporary design with the proportions and presence of a traditional family house.

Approached via a generous block-paved driveway with ample parking and a double garage, the property enjoys a quiet and private setting while remaining close to everything Holt has to offer.



The accommodation is thoughtfully arranged for both everyday living and entertaining. The ground floor provides three reception rooms, including a light and well-proportioned sitting room, a separate dining room and a dedicated study. At the heart of the home is the Kestrel kitchen, opening into a semi-open plan dining area that naturally becomes the hub of the house, complemented by a separate utility room.





Traditional presence  
with contemporary  
comfort.







Upstairs, the principal suite features fitted wardrobes and a well-appointed en-suite. Three further double bedrooms provide excellent accommodation, with one also enjoying its own en-suite while the remaining two are served by a family bathroom. The second floor adds two versatile rooms within the eaves, ideal as additional bedrooms or workspace, supported by a shower room.

The landscaped gardens are enclosed and private, with paved terraces, shaped lawns and well-planted raised beds creating a calm and sheltered setting close to the town centre. Well-placed for Gresham's School, this is a rare opportunity to secure a refined and spacious home in one of North Norfolk's most desirable market towns.

Orchard Piece is a rare offering; a substantial, bespoke modern home with the proportions and presence of a traditional family house, finished to an elevated standard and positioned in one of Holt's most discreet and convenient settings. With three reception rooms, a superb kitchen-dining arrangement, multiple en-suite bedrooms, flexible second floor accommodation, beautifully landscaped gardens, a double garage and excellent parking, it represents an exceptional opportunity to secure a refined home in the heart of North Norfolk.





Private, well-balanced  
accommodation across  
three floors.







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*



“Traditional presence with contemporary comfort.”



## SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

B. Ref:- 0184-3860-6445-9029-3645

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: ///graphic.fractions.variously

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# SOWERBYS

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