





THE STORY OF

# Gresham Villa

Cromer Road, Holt, Norfolk  
NR25 6DX

Elegant Red-Brick Edwardian Semi-Detached  
Residence of Refined Proportions

Prestigious Central Holt Position Near the  
Georgian High Street and Gresham's School

Rich In Original Period Detail Including  
Sash Windows and High Ceilings

Light-Filled Dual-Aspect Reception  
Room with Ornate Fireplace

Extended Kitchen/Dining Room with  
Vaulted Ceiling and Rooflights

Four Generous Double Bedrooms  
Arranged Around a Spacious Landing

Useful Cellar, Utility Room and Guest WC

Established Private Garden with Terrace,  
Mature Planting and Home Office

Detached Timber Studio with Power and Lighting

Private Driveway Parking and Storage

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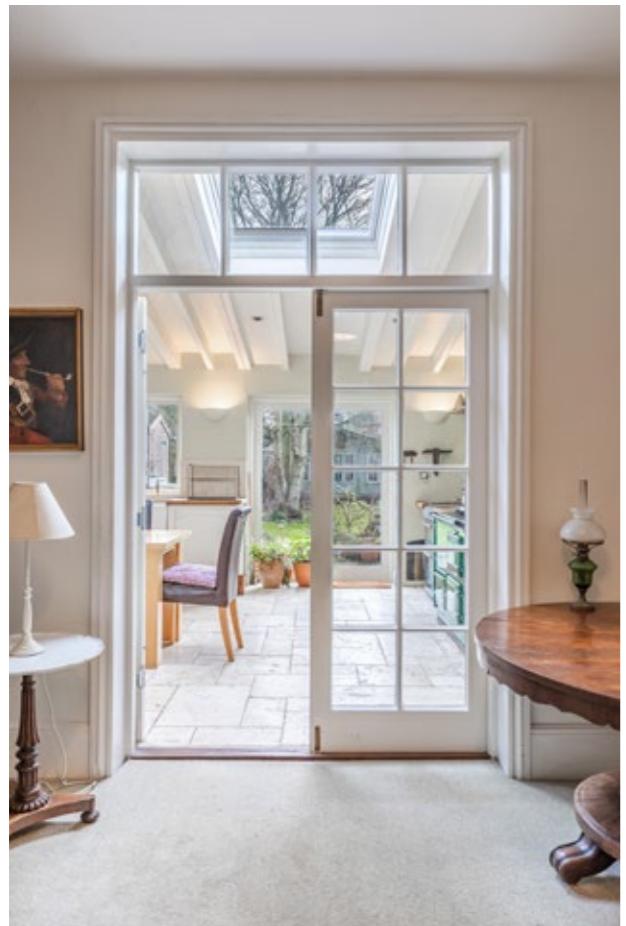
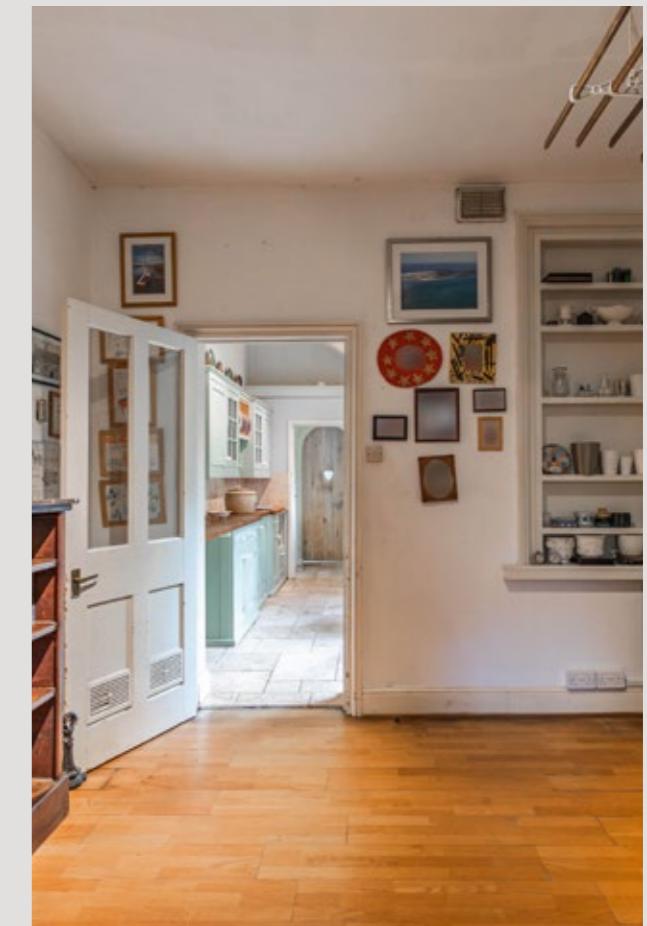


Positioned within one of Holt's most established and highly regarded residential streets, Gresham Villa is an elegant red-brick Edwardian semi-detached home offering generous proportions, fine period detail and an exciting opportunity to create a distinguished family residence close to the heart of this vibrant North Norfolk town.

The property enjoys a prime setting within comfortable walking distance of Holt's renowned Georgian high street, with its excellent range of independent shops, cafés and amenities, as well as the highly respected Gresham's School. From the outset, the home's handsome façade, classic sash windows and private driveway create an immediate sense of quality and architectural presence.

A welcoming entrance hall introduces the house beautifully, with high ceilings, original detailing and a sense of light and space that is characteristic of the Edwardian era. The principal reception room is a superb dual-aspect sitting room, filled with natural light and centred around an ornate fireplace, forming a warm and inviting space for everyday living. Open to a charming dining area, the layout lends itself equally well to family life and entertaining.

To the rear of the house, an extended kitchen and dining room forms the social hub of the home. Featuring handmade cabinetry, a vaulted ceiling and roof lights, this space enjoys excellent natural light throughout the day and opens directly onto the garden terrace, allowing for an easy connection between indoor and outdoor living. A guest WC, utility/laundry room and a useful cellar provide valuable practical space, with the cellar offering potential for storage or a wine room.



An elegant Edwardian residence of generous scale, offering timeless architecture and an exceptional position.





The first floor is arranged around a generous and well-lit landing, leading to four well-proportioned double bedrooms and a family bathroom. The accommodation retains much of its original character and scale, while offering scope for sympathetic modernisation and personalisation to suit individual tastes, making this an appealing prospect for those seeking a period home with long-term potential.

Outside, the rear garden is a particular highlight, providing a surprising sense of privacy and seclusion given the central location. A paved terrace offers an ideal setting for outdoor dining, overlooking expansive lawns bordered by mature shrubs and established planting.

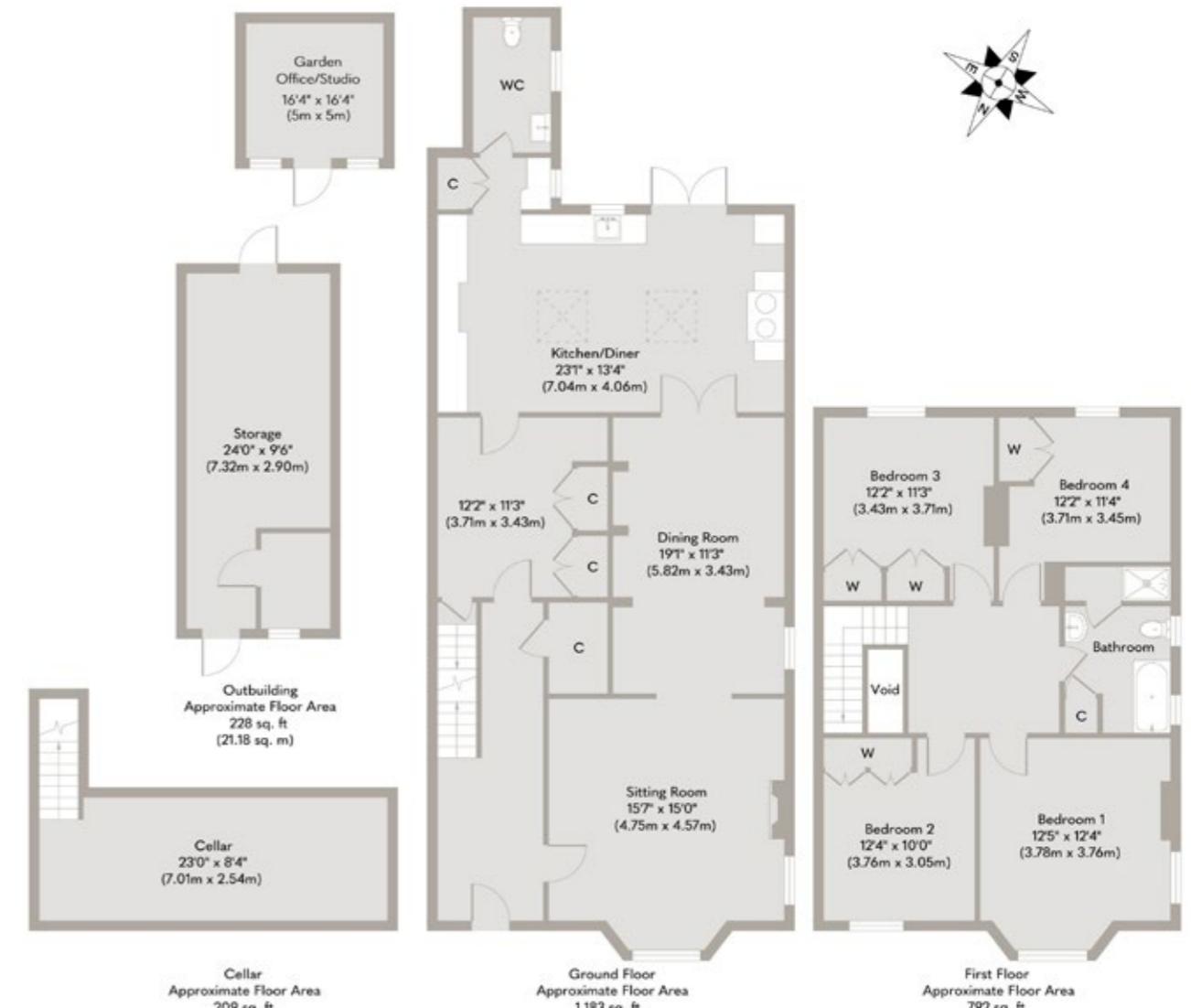
To the side of the property, storage, currently semi-converted, offers further flexibility and potential for reconfiguration, subject to requirements. To the front, a private driveway provides off-street parking for two to three vehicles, an invaluable feature so close to the town centre.

With its generous accommodation, period charm and exceptional location near Gresham's School and Holt's amenities, Gresham Villa represents a rare opportunity to acquire a substantial Edwardian home with the scope to create a truly special family residence in one of North Norfolk's most desirable towns.

### Garden Studio / Home Office

Set within the garden is a detached studio building offering valuable ancillary space, ideal for use as a home office, studio or hobby room. Providing welcome separation from the main house, it is well suited to modern working-from-home requirements or as flexible additional space to complement family living.





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



"Graceful proportions, fine period detailing and an abundance of natural light define this impressive family home."



### SERVICES CONNECTED

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

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: //drips.object.mixing

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# SOWERBYS

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