



INTRODUCING

8b Station Road

Holt, Norfolk

SOWERBYS



THE STORY OF

8b Station Road

Holt, Norfolk
NR25 6BS

Good Condition

Two Bedrooms

Gas Fired Central Heating Throughout

Some Replacement UPVC Double Glazing

Off Street Parking Space

No Onward Chain

Offered for sale with no onward chain, 8b Station Road enjoys a highly desirable position within easy walking distance of the centre of this sought-after Georgian market town, renowned for its independent shops, cafés, restaurants and vibrant community atmosphere. The stunning North Norfolk coastline is just three miles away, offering the best of both town and coastal living.

The well-appointed accommodation comprises a good-sized sitting room and a spacious, well-fitted kitchen/dining room, creating an ideal space for both everyday living and entertaining. On the first floor, a landing leads to two bedrooms and a shower room.

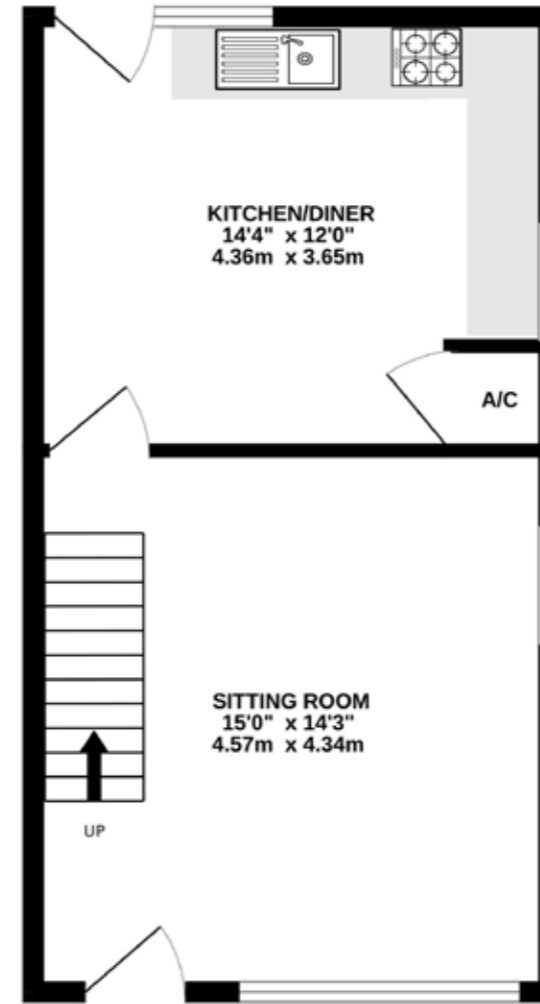
The property benefits from gas-fired central heating and a number of replacement uPVC windows.

Outside, to the rear, is a paved courtyard providing the valuable advantage of off-street parking for one vehicle.

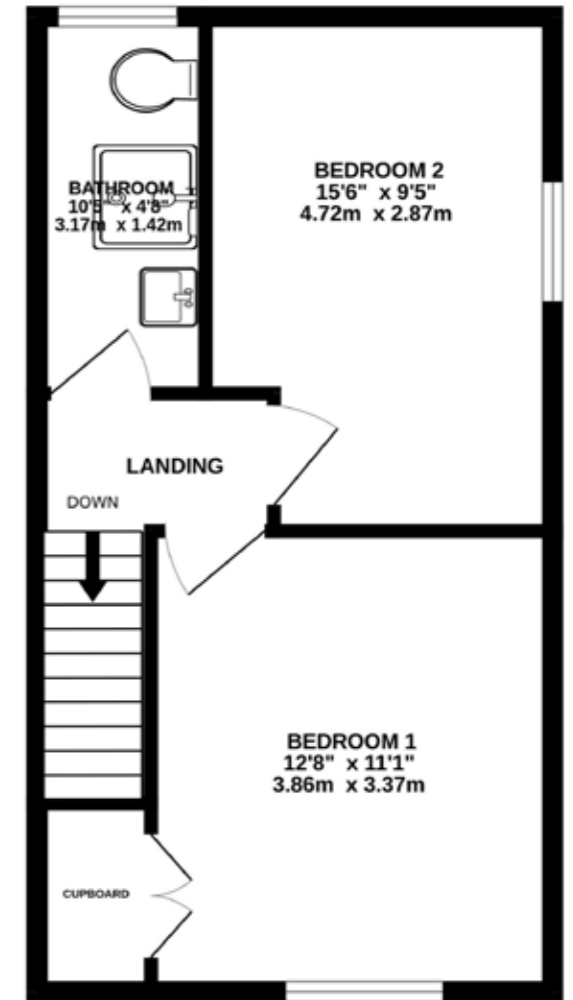
Combining period character with a convenient and highly regarded location, this appealing home would suit a variety of purchasers, whether as a permanent residence, coastal retreat or investment opportunity.

SOWERBYS HOLT OFFICE
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GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.

88 STATION ROAD, HOLT, NORFOLK NR25 6BS
TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

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



Weybourne Beach

“...the best of town and coastal living, with the coast only three miles away.”



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 5917-0026-7000-0816-9292

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: /// dreamers.release.suddenly

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SOWERBYS

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