



COAST & COUNTRY LIVING



Tucked away in an exceptionally discreet and private setting, this remarkable site is truly one of Holt's best-kept secrets. Surrounded by mature trees and abundant wildlife, it offers a rare opportunity to create a home in a peaceful woodland environment, yet remain within easy walking distance of the charming and historic market town of Holt, renowned for its independent shops, cafés and amenities.

The stunning North Norfolk Heritage Coastline lies within five miles, while the highly regarded Gresham's School is also within walking distance, making this an enviable location for both lifestyle and education.











The site is accessed via an attractive gravel driveway that gently leads down to the plot. Formerly a quarry, untouched for approximately 90 years, the land has evolved into a natural haven with a rich variety of mature trees and wildlife, offering a wonderfully secluded atmosphere and exceptional privacy.

Currently occupying the plot is a charming luxury log cabin, with the flexibility either to extend the existing dwelling or remove it entirely and create a bespoke new home designed to your own vision. Outline planning permission has already been secured, presenting an exciting opportunity to design and build the house of your dreams in a truly idyllic setting.











The land itself offers endless possibilities. With gently rising banks surrounding the site, there is scope to create a peaceful sanctuary—perhaps a seating area to enjoy birdsong, watch squirrels at play, or observe the buzzards overhead. With the potential for bird boxes throughout the trees, this is a place where nature thrives and can be enjoyed year-round.

All essential services are already in place, including mains electricity, water and sewerage connected via a modern pumping station with two new pumps, ensuring peace of mind for future development.















