



THE STORY OF

1 Carpenters Cottages

Holt, Norfolk

SOWERBYS



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Norwich Road, Holt, Norfolk
NR25 6SA

Two Bedroom Period Cottage

Prime Town Centre Location

Stylish Interior Design

Extensively Renovated

Two Bedrooms and Two Bathrooms

Modern Kitchen

Allocated Parking Bay

Attractive Flint Elevations

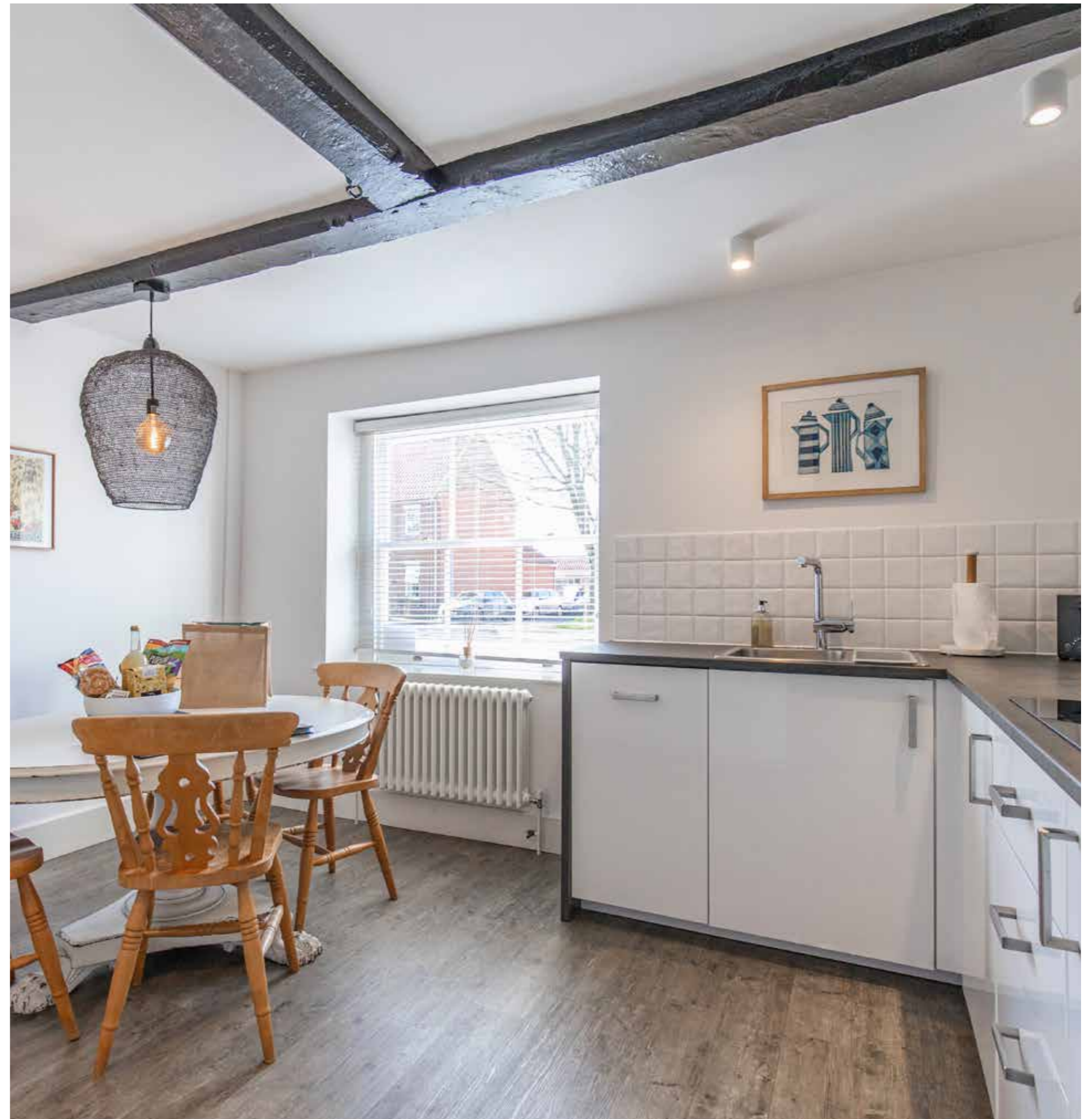
Solid Holiday Let Pedigree

Turn-Key Solution

SOWERBYS HOLT OFFICE

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Discover the Georgian Charm of Holt – Your Perfect North Norfolk Bolthole...

Escape to a home away from home in this stylish and characterful cottage that seamlessly blends modern, neutral tones with the timeless character of a traditional Norfolk cottage. Extensively renovated throughout in recent times, this exquisite flint cottage offers a turn-key purchase with low maintenance comfort.

Nestled in the heart of the Georgian market town of Holt, this welcoming retreat is just moments away from the town's most popular cafes, bakeries, boutique shops, and art galleries. Step outside and begin an adventure with the first plaque of the renowned Holt Owl Trail located a mere 100 yards from your front door.

Step inside this bright and inviting cottage and experience the perfect blend of modern comfort and timeless charm. The beautifully designed kitchen welcomes you with an abundance of space, fully equipped for preparing meals, and a dining area perfect for gathering. The warm and cosy sitting room offers a relaxing retreat after a day of exploring.

A thoughtfully designed downstairs area includes a convenient rear boot room entrance with storage space and an accessible walk-in shower room. A rear entrance leads through to a communal courtyard area shared with neighbouring cottages and access to a private parking bay.

Upstairs, the cottage's historic character shines with stunning beamed ceilings. Two tastefully decorated bedrooms provide comfortable space for four guests or an indulgent stay for two. The stylish family bathroom features a statement roll-top bathtub.



We love Holt, the
cosiness of the cottage
and the proximity to the
High Street



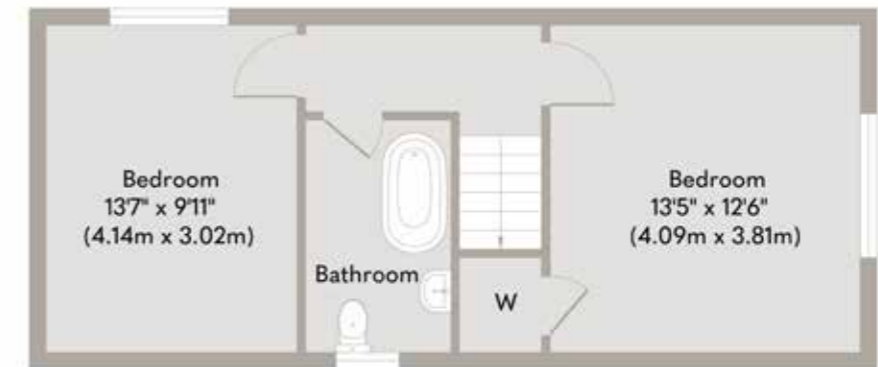


While the cottage itself does not include outdoor space, there's no shortage of opportunities to immerse yourself in the great outdoors. Whether you're strolling through Holt's picturesque streets, embarking on a coastal adventure, or discovering the natural beauty of the nearby countryside, this charming cottage is the perfect base for making unforgettable memories.

The convenience of parking is provided by an allocated parking bay within a communal walled courtyard area set off the main road.



Ground Floor
Approximate Floor Area
533 sq. ft
(49.54 sq. m)



First Floor
Approximate Floor Area
415 sq. ft
(38.59 sq. m)

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 deli and 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 savor country life! The town also hosts the historic Gresham's School.

Holt features an abundance of Georgian properties, especially around the town center. 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 the Vendor



Weybourne Beach

“We adore the North Norfolk coast as well as exploring the High Street and all of the connected streets beyond, with everything they have to offer.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 0952-2899-7482-9798-9195

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: ///sudden.explored.snowmen

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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