



8 Carpenters Cottage, Holt





**8 Carpenters Cottages Holt
Norfolk NR25 6SA**

North Norfolk Heritage Coast 3 miles,
Norwich 20 miles

Traditional brick and flint under a pantile roof period cottage situated in a private quiet courtyard within the heart of Holt. The property is in good condition throughout and has a gravelled courtyard garden and an allocated car parking space.

GUIDE PRICE £325,000



The Property

A traditional brick and flint under a pantile roof period cottage believed to date back to the early 1800s. Tucked away in an idyllic location within the centre of Holt, literally step outside Carpenters Cottages and you will find yourself immersed in the Georgian splendour that is Holt. Re-furnished to a high standard by the present owner the property offers superbly appointed accommodation comprising an open plan living room and kitchen with exposed beams and wooden floors. A first floor landing leads to a double bedroom and a shower room. The property also enjoys gas fired central heating and sealed unit double glazing. Outside there is a pretty walled garden and allocated off street parking space. The property is being sold with no onward chain.

Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture that is found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

Directions

On foot from the sole agents office, walk over the High Street and into Appleyard (between the Kings Head Public House and Boots) Turn left and then right under the arch. Upon reaching Budgens car park turn right. Proceed into the corner of the car park and you will find a pedestrian entrance to a small unadopted Loke. Turn immediately left. Go through the gate and No 8 will be found on your right hand side.

Accommodation

The accommodation briefly comprises: -

Open Plan Sitting/ Dining and Kitchen (17'5 x 15' Narrowing to 12'5)

Double aspect, two radiators, television point, two ceiling beams, staircase to first floor. under stairs cupboard, wooden flooring.

Kitchen Area

Range of base units with wooden working surfaces over, inset one and half bowl sink unit with mixer tap. fitted electric oven, gas hob, re-circulating hood, dishwasher, washing machine, fridge, wine fridge. wall units, wall mounted Worcester Bosch boiler for central heating and hot water. Staircase to:

First Floor Landing

Window over looking courtyard, loft access.

Bedroom (12'5 x 10'5)

Radiator, fitted double wardrobe, airing cupboard. television point.

Shower Room

White suite comprising fitted shower cubicle, pedestal washbasin, WC, radiator, fitted shelf, bathroom cabinet, electric light with shaver point.

Curtilage

To the front of the property is a shingled courtyard with inset mature trees and shrubs. This is enclosed on two sides by tall brick and flint walls. Behind the cottage is a private courtyard where there is one allocated parking space. The courtyard is approached from the Norwich Road.

General Information

Tenure: Freehold.

Council Tax Band: The property is currently registered for business rates.

Energy Performance certificate: D

Local Authority: North Norfolk District Council Tel: 01263 513811.

Services: All mains services are connected.

Viewing: Strictly via the sole agent, Pointens Estate Agents, Tel: 01263 711880.

Ref: H3133409.

Agents Note

The majority of the contents may be available by separate negotiation.

See all our properties at:



Important Notice

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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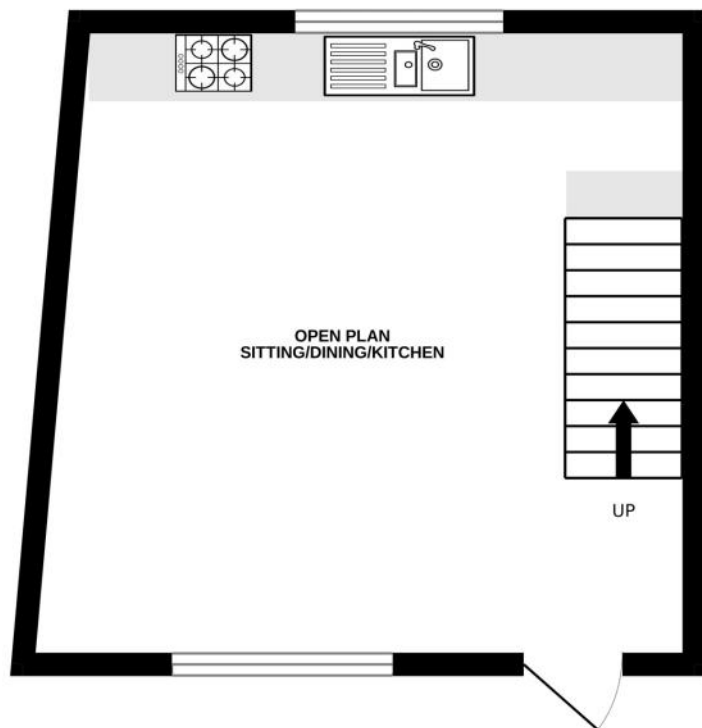
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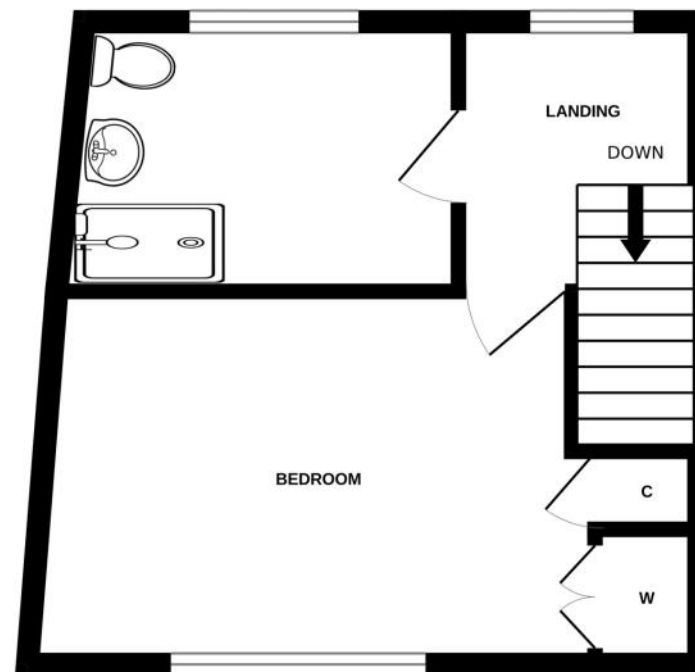
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GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.6 sq.m.) approx.



8 CARPENTERS COTTAGES, NR25 6SA

TOTAL FLOOR AREA : 528 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Independent Estate Agents

Pointens

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