



INTRODUCING

9 The Beeches

Holt, Norfolk

SOWERBYS

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THE STORY OF

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The Beeches

Holt, Norfolk
NR25 6AU

Spacious Semi-Detached
Retirement Home

One of the Larger Properties
Within The Beeches

Walking Distance to
Holt Town Centre

Beautifully Updated
Throughout

Brand New Kitchen and
Contemporary Bathroom

Generous Sitting Room and
Separate Dining Room

Garden Room Overlooking
the Outside Space

Private Enclosed Garden
and Outdoor Seating Area

SOWERBYS HOLT OFFICE
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Situated within The Beeches, a highly regarded retirement development just a short stroll from the centre of Holt, this generously proportioned semi-detached home offers comfortable, independent living in a wonderfully convenient location.

One of the larger properties within the development, the home has been thoughtfully updated and tastefully decorated throughout, creating a bright and welcoming environment ready to enjoy from day one. Recent improvements include a stylish new kitchen, a contemporary bathroom and the addition of gas central heating, ensuring modern comfort complements the property's practical layout.

The accommodation is notably spacious, providing excellent flexibility for day-to-day living. The sitting room offers a comfortable place to relax, while the separate dining room creates a sociable setting for entertaining family and friends. A delightful garden room provides additional living space and a lovely connection to the outside, making it an ideal spot to enjoy the changing seasons throughout the year.

Upstairs, the sense of space continues with two generously sized bedrooms and the added benefit of a dressing room, offering versatility for those requiring additional storage, hobbies or occasional guest accommodation.

Outside, the property enjoys one of the development's most appealing features; a private enclosed garden. Providing a peaceful retreat, it offers the perfect balance of outdoor enjoyment without the demands of maintaining extensive grounds.



Generous
accommodation
designed for comfortable
independent 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.

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



“Just a short stroll
from the heart of
Holt.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8836-7429-4799-8829-7992

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

Leasehold.

125 year lease which commenced in 1990. T

Service Charge: £206.34 per month

Ground Rent: £1.00 per annum

Pets may be allowed under strict conditions, please enquire for further details.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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