



INTRODUCING

Studio House

Holt, Norfolk

SOWERBYS



THE STORY OF

Studio House

Jacobs Place, High Street, Holt,
Norfolk, NR25 6BH

Hidden Away in a Private
Courtyard Just Off
Holt High Street

Spacious Accommodation
Arranged Over Three Floors

Four Well-Proportioned
Bedrooms

Triple-Aspect Sitting Room
with Open Fireplace

Well-Appointed Kitchen with
Granite Worktops, Opening
to the Dining Room

Utility Room and Ground
Floor Cloakroom

Two Private Enclosed Courtyards

Garage with Power and Lighting

No Onward Chain

SOWERBYS HOLT OFFICE

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Quietly tucked away within a private courtyard just moments from Holt's vibrant Georgian High Street, this deceptively spacious three-storey home offers the perfect balance of privacy and convenience. Step outside and you'll find yourself surrounded by the independent shops, cafés, galleries and restaurants that make Holt one of North Norfolk's most sought-after market towns.

Beautifully presented throughout, the property offers exceptionally flexible accommodation ideal for both permanent living and as a lock-up-and-leave second home. The ground floor centres around a well-appointed kitchen with granite worktops, opening into a generous dining room with doors leading out to the courtyard, creating an ideal space for entertaining. A separate utility room and cloakroom add to the practicality of the layout.

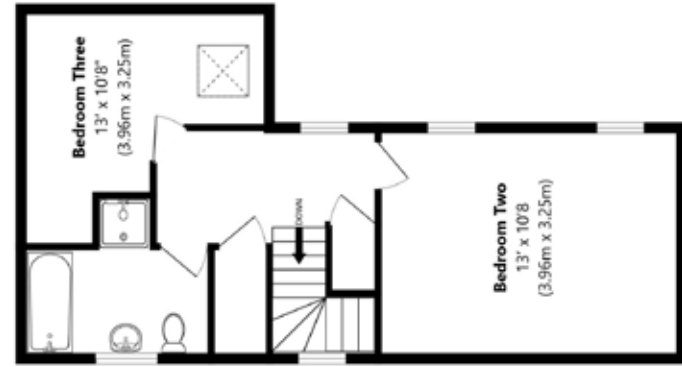
The first floor features an impressive triple-aspect sitting room with an open fireplace, providing a light and inviting living space, alongside the principal bedroom with en-suite facilities and a further bedroom. On the second floor are two additional double bedrooms and a family bathroom, offering comfortable accommodation for family and guests alike.

Outside, the property benefits from two private paved courtyards, providing sheltered spaces for al fresco dining or simply relaxing, while the integrated garage is a particularly valuable feature in such a central location. Offered with no onward chain, this is a rare opportunity to acquire a substantial home hidden away in one of Holt's most desirable settings.

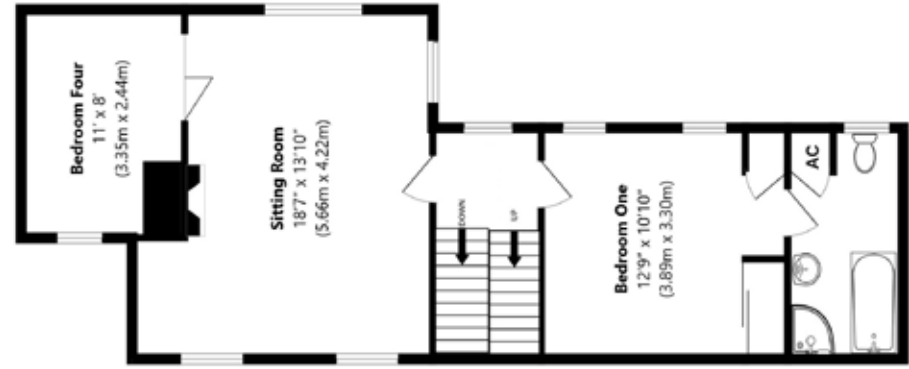




2ND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

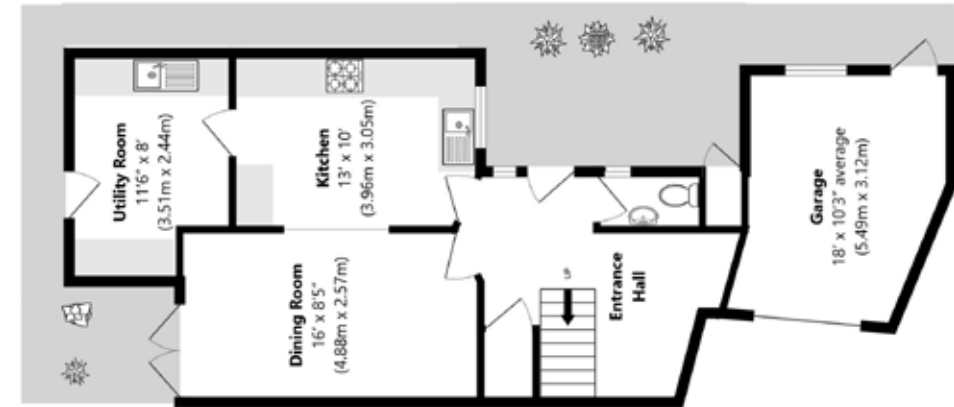


1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1854 sq.ft. (172.2 sq.m.) approx.

GROUND FLOOR
668 sq.ft. (62.0 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.

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



“...two private paved courtyards provide sheltered spaces for al fresco dining or simply relaxing.”



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9836-8427-4600-0774-0222

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: /// eyepieces.flag.adults

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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