



THE STORY OF

1 White Horse Cottages

Hempstead, Norfolk

SOWERBYS



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Hempstead, Holt, Norfolk
NR25 6TL

Beautifully Presented Period
Brick and Flint Cottage

Delightful Village Location with
a Strong Community Feel

Offered For Sale with No Onward Chain

Characterful Open-Plan Sitting and
Dining Room with Log Burner

Bespoke Country-Style Solid Wood
Kitchen with Courtyard Access

Two Generous Double Bedrooms and a
Well-Appointed Family Bathroom

Charming Front Cottage Garden
and Enclosed Rear Courtyard

Useful Rear Outbuildings
Providing Excellent Storage

Off-Road Parking for Two to Three Vehicles

Ideal First Home, Weekend Retreat
or Investment Property, Finished to
a High Standard Throughout

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Beautifully finished to a high standard throughout, the property seamlessly blends character features with tasteful modern styling. The welcoming open-plan sitting and dining room provides a warm and inviting living space, centred around a charming log burner that creates the perfect cosy atmosphere.

To the rear, a beautifully appointed country-style solid wood kitchen offers an abundance of character and practicality, with direct access to the enclosed rear courtyard, ideal for morning coffee or al fresco dining.

The first floor comprises two generous double bedrooms, both served by a well-appointed family bathroom, making the cottage equally suited to permanent living, a weekend retreat or an investment opportunity.

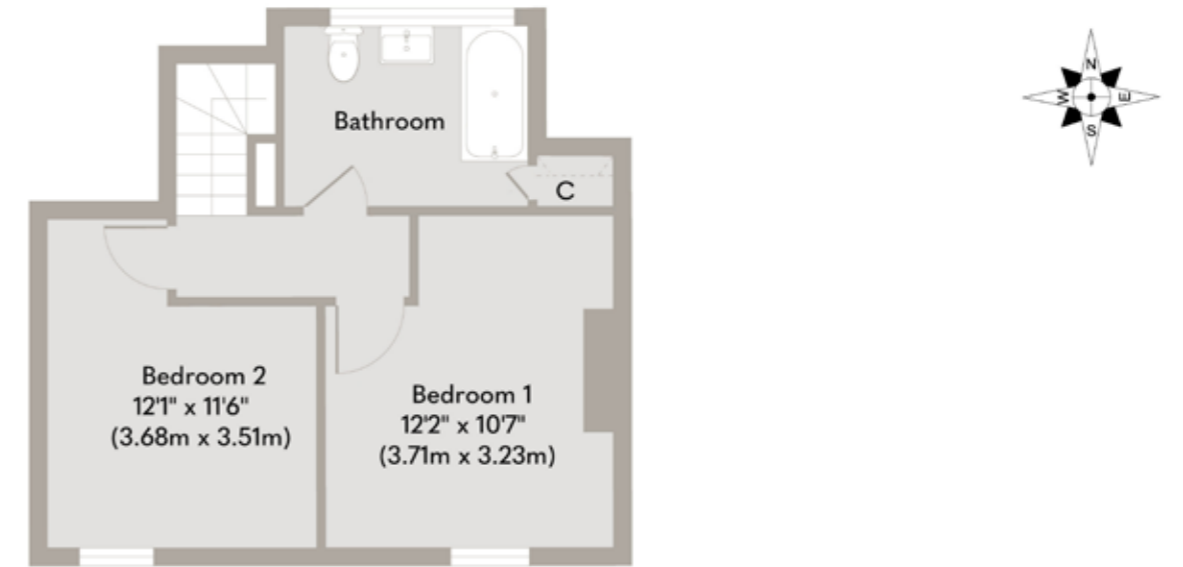
Outside, the property continues to impress with a delightful cottage garden to the front, while the rear benefits from useful outbuildings providing excellent storage. A particular advantage is the generous parking, with space for two to three vehicles to the side and rear.

Set within the desirable village of Hempstead, renowned for its welcoming community and picturesque surroundings, this enchanting home offers the perfect balance of rural tranquillity and everyday convenience. An ideal purchase for first-time buyers, those seeking a second home, or anyone looking to embrace village life in a beautifully presented period property.

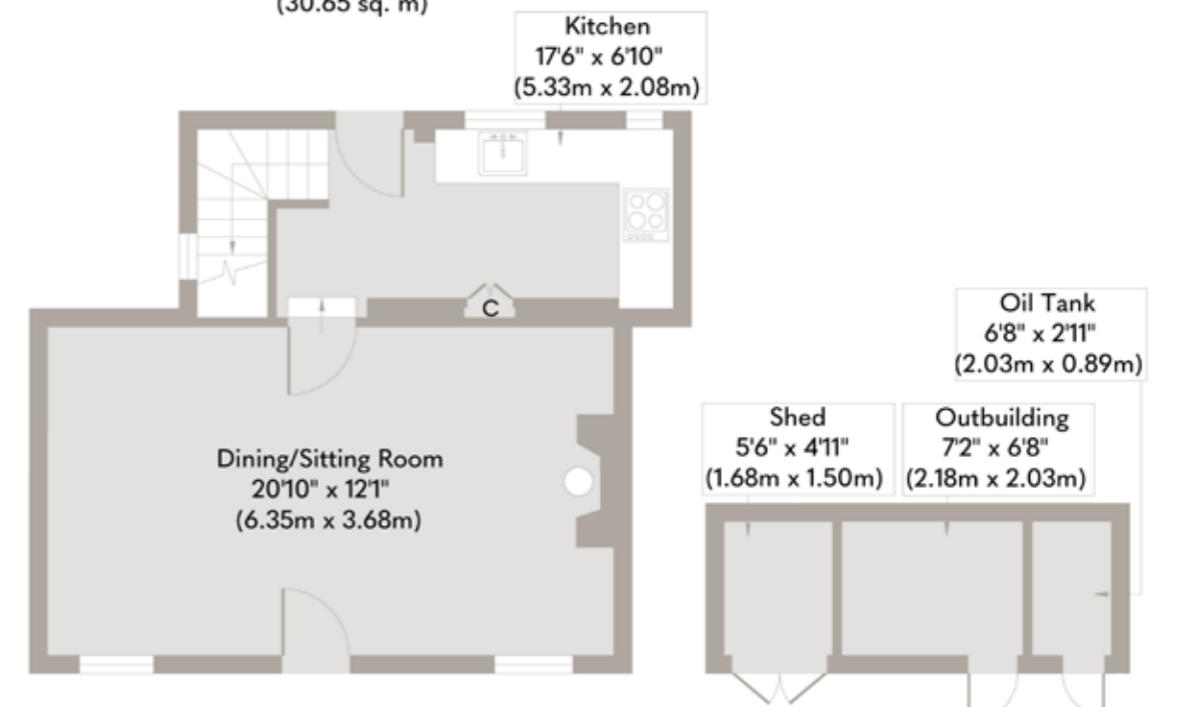


An enchanting home offering the perfect balance of rural tranquillity and everyday convenience.





First Floor
Approximate Floor Area
330 sq. ft
(30.65 sq. m)



Ground Floor
Approximate Floor Area
378 sq. ft
(35.12 sq. m)

Outbuilding
Approximate Floor Area
70 sq. ft
(6.51 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 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



“This home has an abundance of character and practicality.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 5400-6028-0922-1602-3363.

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: ///educates.tasteful.backup

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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