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THE STORY OF

The Old Stables

Gresham, Norfolk

SOWERBYS



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The Old Stables

Holt Road, Gresham, Norfolk
NR11 8AD

Deceptively Spacious Period
Cottage Full of Character

Set Back From the Road in the
Desirable Village of Gresham

Offered For Sale with No Onward Chain

Excellent Opportunity to
Modernise and Personalise

Generous Reception Room with
French Doors to the Garden

Welcoming Vaulted Entrance Hall

Sociable Kitchen Flowing into the
Garden Room/Dining Area

Ground Floor Shower Room and
Separate Utility Area

Three Bright and Well-Proportioned
First-Floor Bedrooms

Rear Garden, Driveway Parking and Single Garage

SOWERBYS HOLT OFFICE

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Offered for sale with no onward chain, The Old Stables provides a wonderful blank canvas, ready to be tailored to individual tastes and requirements.

A welcoming vaulted entrance hall immediately sets the tone, creating a sense of space and character upon arrival. The principal reception room is generously proportioned and enjoys french doors opening directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces.

The heart of the home is the sociable kitchen area, which flows effortlessly into the garden room/dining area, providing an excellent setting for everyday living and entertaining. A useful utility area adds practicality, while a ground floor shower room further enhances the flexibility of the accommodation.

The first floor comprises three bright and well-proportioned bedrooms, all served by a family bathroom, offering comfortable accommodation for families, couples or those seeking a peaceful village retreat.

Outside, the property enjoys a high degree of privacy. To the front, there is driveway parking and a single garage, while the rear garden provides a delightful outdoor space, ideal for relaxing, gardening or entertaining.

Combining period charm, generous accommodation and outstanding potential, The Old Stables represents a rare opportunity to acquire a characterful home in a sought-after village setting. With no onward chain and scope to personalise throughout, this appealing cottage is perfectly suited to those looking to create a home of their own in the heart of North Norfolk.



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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Gresham

A RURAL VILLAGE WITH
GOOD CONNECTIONS

A small and pleasant rural village, Gresham is located south-west of Cromer.

It has an interesting church with a distinctive Victorian-remodelled exterior. Inside, however, the church is whitewashed and notably free from decoration.

The church, with its 14th-century chancel, is a magnet for church explorers because it contains one of the finest examples in the East Anglian Seven Sacrament font series. Gresham is also the ancestral home of the Gresham family, including Sir John Gresham, founder of Gresham's School, and Sir Thomas Gresham, founder of the Royal Exchange.

Renowned for its sandy beaches, famous Cromer crab and Banksy's Great British Spraycation artwork, the scenic coastal town of Cromer enjoys impressive views of the medieval parish church, which boasts the highest church tower in Norfolk. The town is also home to the spectacular Victorian pier, with its restaurant and Pavilion Theatre. Other attractions include a cinema, Amazona Zoo, the Cromer Museum and the Lifeboat Museum. Cromer has its own railway station with regular services to Norwich, together with a hospital, doctors' surgeries, dental practices, a library and the Royal Cromer Golf Club.



Note from Sowerbys



“...perfectly suited to those looking to make their home in the heart of North Norfolk.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: /// fastening.clattered.treatable

AGENT'S NOTE

The owners of the neighbouring property have right of access across the end of the rear garden, via a side gate.

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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