



Studio House, Holt





Studio House, Jacobs Yard, Holt

Norfolk NR25 6BH

North Norfolk Heritage Coast 3 miles,

Norwich 20 miles

Deceptively spacious house in a superb location tucked away in a private courtyard just off Holt High Street. Literally step outside Studio House and you will find yourself immersed in the Georgian splendour that is Holt

GUIDE PRICE £595,000



Accommodation

Property

A rare opportunity to acquire a highly individual deceptively spacious three storey property tucked away in a quiet courtyard just off Holt's ever popular High Street. In superb condition throughout the highly flexible accommodation briefly comprises: Entrance hall, well fitted out kitchen, utility room, dining room and cloakroom. First floor landing leads to a double aspect sitting room with an open fireplace and two good size bedrooms (one en-suite) A second floor landing leads to two further bedrooms and a family bathroom. The property also enjoys double glazing and Hive gas fired central heating. Outside there are two private courtyards and a good size garage. There is no onward chain.

Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with 5 water mills, a market and its own Port of Cley. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. The North Norfolk coastline is about 4 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over 20 miles away from where there is a fast rail service to London Liverpool Street.

Directions

Upon leaving the sole agents office in the High Street turn right. After around 50 yards you will find Jacobs Place on the right hand side. Studio house will then be found on the right.

The accommodation comprises of :-

Entrance Hall

Stairs to first floor with cupboard under, radiator, door to rear courtyard. Tiled floor.

Kitchen (13' x 10')

Extensive range of base units with granite working surfaces over. Inset 11/2 bowl sink unit with mixer tap. Double oven, surface hob and extractor hood, microwave oven. Fitted fridge and freezer. Range of matching wall units, tiled floor. Radiator, wide arch to:

Dining Room (16' x 8'5)

Two radiators, double doors to courtyard, tiled floor.

Utility Room (11'6 x 8')

Fitted base units with granite worktops, inset 1 1/2 bowl sink unit, radiator. Plumbing for automatic washing machine and tumble dryer, range of matching wall units. Door to outside, tiled floor.

Cloakroom

Wc, washbasin, heated towel rail.

First floor landing

Staircase to second floor, radiator.

Sitting Room (18'7 x 13'10 treble aspect)

Open fireplace, television plinth, two radiators, television point, two ceiling beams. Double doors to:

Bedroom Four (11' x 8')

Radiator.

General Information

Bedroom One (12'9 x 10'10)

Radiator, fitted double and single wardrobe.

En-suite

Panelled bath, shower cubicle, pedestal wash basin, wc. Airing cupboard with factory lagged tank and shelving. Radiator, half tiled walls, Electric shaving point.

Second floor landing

Radiator, two fitted cupboards.

Bedroom Two (13' x 10'8)

Radiator.

Bedroom Three (13' x 10'8)

Radiator, Velux window.

Bathroom

Panelled bath, shower cubicle, pedestal wash basin, wc, radiator. Electric shaving point.

Curtilage

The property has an integrated garage (18' x 10'3 average) with electric power and light, fitted shelving, up/over door, personnel door. Gas fired boiler for central heating and hot water. To the side of the property is a private paved courtyard. A foot path runs around the property to the rear where there is a further private courtyard also paved and with a raised flower bed.



Tenure: Freehold

Services: All mains services are connected.

Council Tax Band: Band E.

Energy Performance Certificate: D

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

Viewings: Strictly via the sole agents, Pointens Estate Agents, Tel: 01263 711880.

Reference: H313472.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose agents they are, give notice that:

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.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

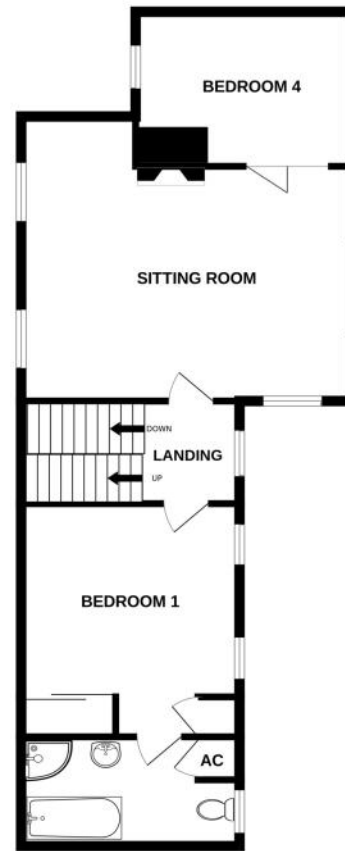
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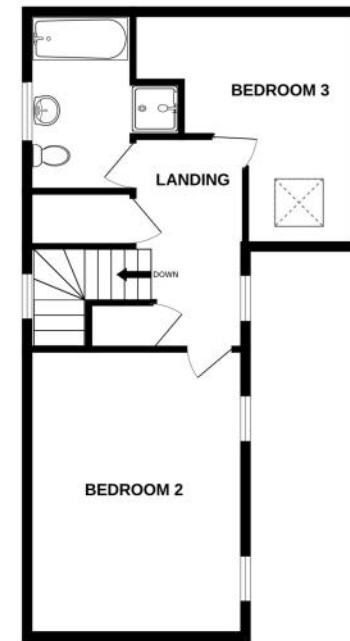
GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



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



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



STUDIO HOUSE, JACOBS PLACE, HOLT NR25 6BH

TOTAL FLOOR AREA : 1854 sq.ft. (172.2 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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