



INTRODUCING

Glaven Cottage

Holt, Norfolk

SOWERBYS

S

THE STORY OF

Glaven Cottage

51 New Street, Holt, Norfolk
NR25 6JH

Charming Period Cottage

Quiet Tucked-Away Loke
Location Just Moments
from Holt Town Centre

Offered with No Onward Chain

Spacious Open-Plan Kitchen
and Dining Room

Characterful Sitting Room
with Wood-Burning Stove

South-Facing
Courtyard Garden

Two Well-Proportioned
Bedrooms with Built-
In Storage

Modern Shower Room

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Tucked away along a quiet loke just moments from the vibrant heart of Holt, this charming two-bedroom period cottage offers a wonderful combination of character, comfort and convenience. Deceptively spacious throughout and beautifully presented, Glaven Cottage is ideally suited as a permanent home, weekend retreat or investment opportunity, and is offered with the added benefit of no onward chain.

The ground floor has been thoughtfully arranged to create welcoming and practical living spaces. An enclosed entrance porch leads into a generous open-plan kitchen and dining room, where there is ample space for both entertaining and everyday living. French doors open onto the south-facing courtyard garden, allowing natural light to flood the room and creating a seamless connection between inside and out.

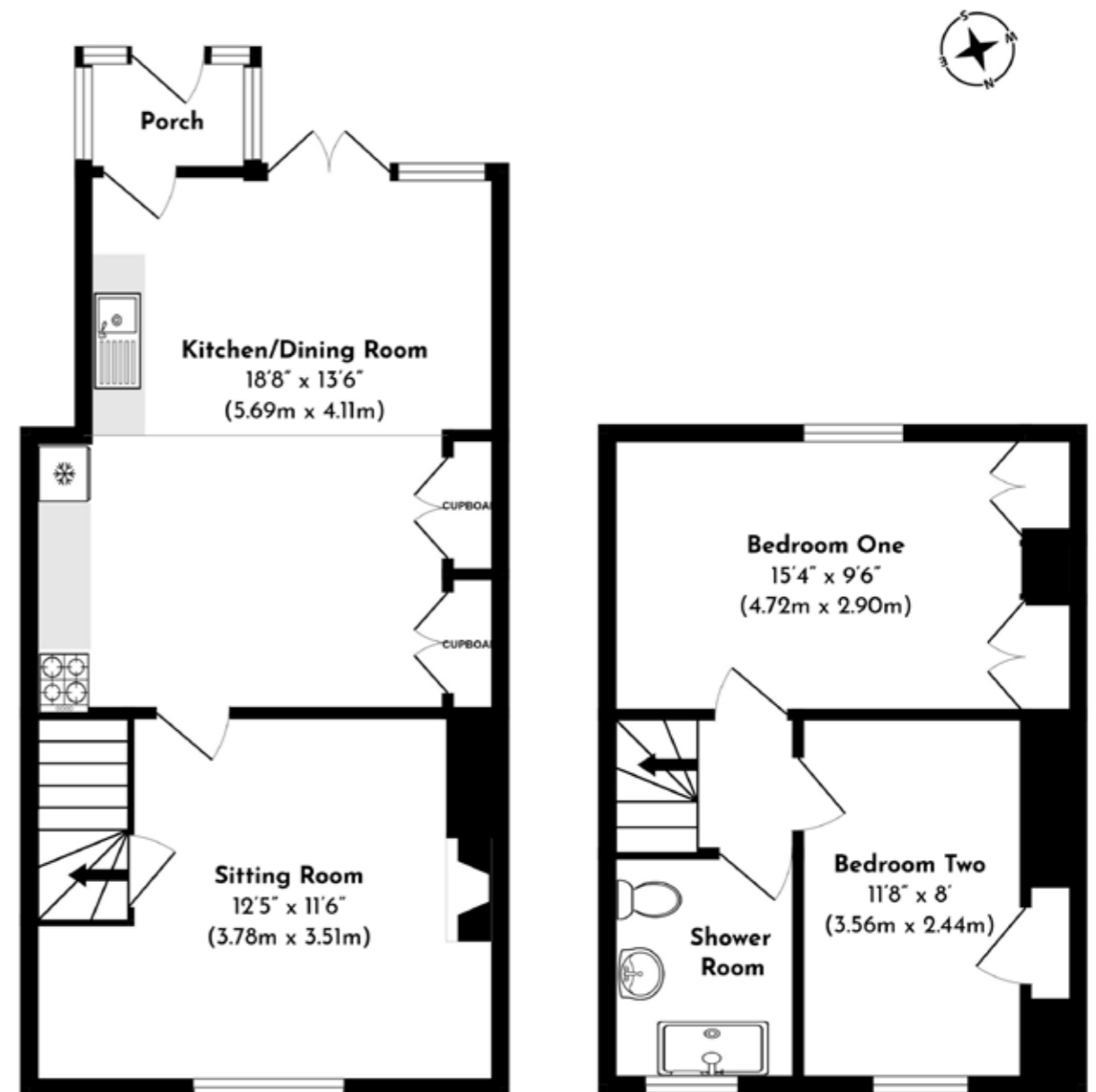
Beyond, the cosy sitting room is full of character, centred around a red brick fireplace with a wood-burning stove, providing a warm and inviting space to relax throughout the seasons.

Upstairs, the first floor offers two well-proportioned bedrooms, both with useful built-in storage, together with a modern shower room finished to a high standard.

Outside, the south-facing courtyard provides a private and low-maintenance space for outdoor dining or enjoying the sunshine, while off-road parking for one vehicle is a valuable addition so close to Holt's bustling town centre. Two timber garden sheds offer excellent external storage.

Quietly positioned yet within easy walking distance of Holt's independent shops, cafés, restaurants and amenities, this delightful cottage presents an excellent opportunity to enjoy one of North Norfolk's most desirable market towns.





GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.

TOTAL FLOOR AREA : 762 sq.ft. (70.8 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.

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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 delightful cottage presents an excellent opportunity to enjoy one of North Norfolk's most desirable market towns.”



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0717-3048-1204-4895-9204

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: ///remember.gobbles.mainland

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SOWERBYS

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