



THE STORY OF
Flat 3, The Manor House

Holt, Norfolk

SOWERBYS



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13 High Street, Holt, Norfolk
NR25 6BN

Beautifully Renovated with Elegant,
Contemporary Finishes

Bespoke, Newly Fitted Kitchen
with Quality Appliances

Two Generous Double Bedrooms and
a Stylish Modern Bathroom

Tucked Away in a Peaceful Position
just Moments from Holt's Centre

Delightful Communal Garden Offering
a Tranquil Outdoor Space

Two Private, Off-Street Parking Spaces

Long Lease in Place Until 2189

Efficient Gas Central Heating and
Discreet Secondary Glazing

Grade II Listed Georgian Residence
Rich in Period Charm

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com





Flat 3, The Manor House is a beautifully renovated first-floor apartment tucked away in one of Holt's most charming and historic buildings. Part of a Grade II listed Georgian residence, the flat combines timeless character with stylish modern living. Set peacefully to the rear of the building, it offers an oasis of calm just steps from the bustle of Holt's thriving High Street. The generous communal entrance, with its sense of period grandeur, sets the tone before you even reach the front door.

Inside, the current owners have worked wonders. The apartment has been tastefully redecorated throughout, creating a light, fresh and inviting interior that enhances its lovely proportions. The newly fitted kitchen is a real highlight, thoughtfully designed with quality finishes and ample storage, it flows seamlessly from the welcoming sitting room. Two comfortable bedrooms and a smart, refreshed bathroom are all accessed via a central hallway, with a shower room with toilet and excellent built-in storage adding further appeal.

Outside, there's more to love. The flat shares a delightful communal garden, a well-kept lawn with mature shrubs and space to unwind in the sun. There's also the rare benefit of two allocated off-street parking spaces, along with a private timber shed for extra storage. With a long lease, gas central heating, new radiators throughout and secondary glazing, this turnkey home is ideal as a main residence, bolthole or investment. Peaceful, practical and full of charm, it's an exceptional opportunity in the heart of one of Norfolk's most sought-after towns.



Elegant Georgian charm meets modern living, right in the heart of Holt.





Approximate Floor Area
725 sq. ft
(67.39 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



“A peaceful retreat just steps from the High Street, with rare parking and garden space.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band A.

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

Leasehold. Service charge: circa £2500 p.a.; Lease left: 164 years 2 months; Permission required for pets and no holiday letting permitted.

LOCATION

What3words: ///misfits.ironic.monk

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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