



THE STORY OF
44 New Street
Holt, Norfolk

SOWERBYS



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44 New Street

Holt, Norfolk
NR25 6JH

Period Property

Accommodation Over
Three Floors

Private Parking

Courtyard Garden

Town Location

Chain Free

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Benefiting from the rare advantage of private off-street parking to both the front and rear, this home combines historic character with everyday practicality.

Inside, the property retains a wealth of period features and offers flexible accommodation across three floors. To the front are two well-proportioned reception rooms, ideal for use as living and dining spaces, while to the rear a kitchen/breakfast room opens onto a small courtyard garden - perfect for low-maintenance outdoor living.

Upstairs, three bedrooms are arranged over the top two floors, providing scope for family living, guest accommodation, or a home office. While well maintained, the house would benefit from some modernisation in places, allowing a new owner to add their own style and value.

Set in an exceptionally convenient location, just minutes from Holt's shops, cafés and amenities, this home is further enhanced by the bonus of private parking - a rare find so close to town. Offered chain free, the property is currently tenanted, with the option for the tenant to remain if desired, making this an appealing opportunity for both homeowners and investors alike.





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.

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



Holt Highs Sreet

“Set in an exceptionally convenient location, just minutes from Holt's shops, cafés and amenities.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 8961-6220-4689-3625-5992

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: ///narrow.gained.prevented

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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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