



Introducing
Hempstead Road, Holt

SOWERBYS

Upon entering the property, prospective tenants are welcomed by a bright and inviting entrance hall which sets the tone for the accommodation throughout. From here, the space flows seamlessly into the open-plan sitting and dining room – a well-proportioned area enhanced by inset spotlights and dual-aspect windows, creating a light-filled environment ideal for both everyday living and entertaining. To the rear of the ground floor is the beautifully appointed kitchen/breakfast room. This contemporary space boasts French doors opening onto the rear patio, allowing natural light to flood in and providing an excellent connection to the outdoor space. The kitchen offers an abundance of cupboard and worktop storage, ideal for keen cooks, while ample space for a breakfast table makes it a highly versatile and practical area. Completing the ground floor is a modern cloakroom featuring an obscured window, radiator and stylish wood-effect flooring.

Stairs rise from the entrance hall to a galleried first-floor landing, leading to two generous double bedrooms and a well-sized single bedroom. The family bathroom is finished to a high standard and comprises a bath with rainwater shower attachment, vanity wash basin with storage, low-level WC, heated towel rail and soft grey wood-effect flooring.

Externally, the property continues to impress. Accessed from Hempstead Road, the front of the house provides ample off-road parking in front of a single garage, complemented by established shrub borders. A side pathway leads to the sizeable rear garden, where a part-lit patio area directly behind the property offers the perfect space for outdoor dining and entertaining. Beyond this lies a generous enclosed lawned garden, framed by mature shrubs, with a rear gate providing convenient access onto Gravel Pit Lane.

The property is available from **1st January** on an initial **12-month tenancy**.

HOLT

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.

AGENTS NOTE

No Pets

Gas Central Heating

Available January 1st 2026

Furniture Optional

12 Month Initial Tenancy

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. 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.

LOCATION

What3Words - ///patio.huts.hindered



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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