



INTRODUCING

30a New Street

Holt, Norfolk

SOWERBYS



THE STORY OF

30a New Street

Holt, Norfolk
NR25 6JH

Contemporary Townhouse
Arranged over Three Floors

Just A Short Walk from
the Centre of Holt

Three Well-Proportioned
Bedrooms with
Family Bathroom

Fully Enclosed and
Low-Maintenance
Courtyard Garden

Offered With No
Onward Chain

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com

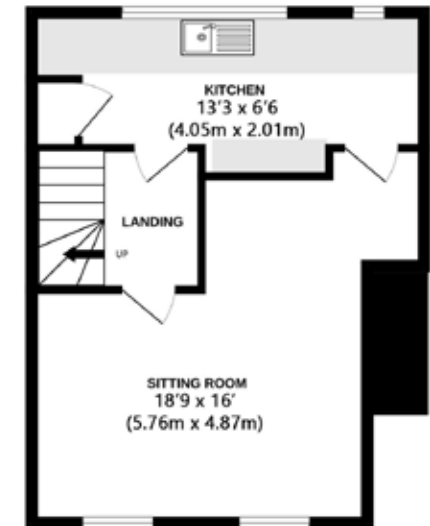
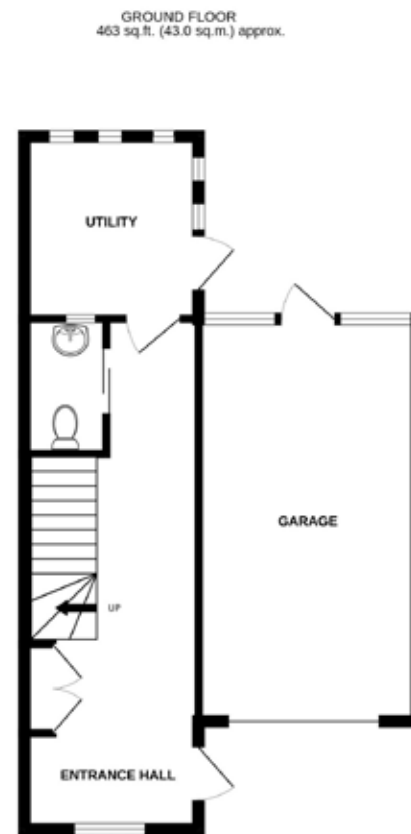
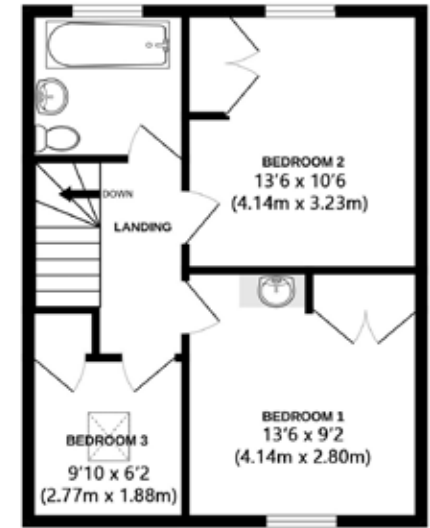
Just a short stroll from the vibrant heart of Holt, this contemporary townhouse offers well-balanced accommodation arranged over three floors, making it an ideal home for those seeking the convenience of town living.

The ground floor welcomes you with an entrance hall, complemented by a practical utility room and cloakroom. On the first floor, the principal living space enjoys a light and comfortable sitting room alongside a well-appointed kitchen, while the second floor provides three bedrooms served by a family bathroom.

Further benefits include gas-fired central heating, an integral garage, off-street parking, and a fully enclosed courtyard garden, an easily maintained outdoor space perfect for relaxing or entertaining.

Offered to the market with no onward chain, this is an excellent opportunity to secure a well-located home within easy walking distance of Holt's renowned independent shops, cafés, and amenities.





30A NEW STREET, HOLT, NORFOLK NR25 6JH
TOTAL FLOOR AREA: 1319 sq. ft. (122.6 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



“An ideal home
for those seeking
the convenience of
town living.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0350-2039-4640-2426-5155.

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: ///evolves.flagpole.nicely

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

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

