



The Retreat, Holt

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Independent Estate Agents

Pointens



The Retreat, 41 Bull Street

Holt, Norfolk NR25 6HP

Norwich 20 miles

North Norfolk Heritage Coast 4 miles

A former coach house recently converted into a very stylish modern contemporary home. The property has open plan living on the ground floor and three double bedrooms all with their own en-suite facilities on the first floor. Outside there is a garden area and off street parking.

GUIDE PRICE £375,000



The Property

The retreat is an exceptionally well appointed former coach house tucked away in a private courtyard just off the centre of Holt High Street. Totally re-furnished in recent years the contemporary high specification living space comprises of an open plan sitting room with bi-fold doors leading the garden. A well fitted out kitchen with integrated appliances and a breakfast bar and a utility/ cloakroom. A first floor landing leads to 3 double bedrooms all with Juliet style balcony's and en-suite facilities. The property also benefits from UPVC double glazing and zoned gas fired central heating. Outside is a courtyard style garden and off street parking for one/two cars. The property is being sold with no onward chain.

Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture that is found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

Directions

On foot from the sole agents office turn left and proceed onto Holt High Street. Take the first turning left into Shirehall Plain and turn immediately right into Bull Street. After passing Horatio mugs café the entrance will be found on the left hand side. The Retreat will then found at the back of this shingled courtyard.

ACCOMMODATION

The accommodation comprises:

Sitting Room (20'10 x 11'1)

Bi-fold doors leading to the garden, coat pegs, radiator. Staircase to the first floor.

Kitchen Area (14'4 x 10'5)

Range of fitted base units with working surfaces over, inset sink unit with mixer tap. Fitted surface hob, extractor fan and double oven. Range of matching wall units, breakfast bar, radiator, USB charging points.

Utility/Cloakroom (10' x 5')

Fitted work surface, plumbing for automatic washing machine, wc, vanity unit and basin. Wall mounted gas fired boiler for central heating and hot water.

First floor landing

Radiator.

Bedroom One (13'7 x 10'5)

Radiator, Juliet balcony.

En-suite shower Room

Shower cubicle, wc, vanity unit with basin over, tiled floor, radiator. Bathroom cabinet.

Bedroom Two (17'4 x 11')

Radiator, Juliet balcony.

En-suite

Shower cubicle with multi jet shower, vanity unit with basin over, wc. Tiled floor, radiator, bathroom cabinet.

Bedroom Three (11'5 x 10'5)

Radiator, Juliet balcony.

En-suite

Shower cubicle, vanity unit with basin over, wc. Tiled floor, radiator.

Curtilage

The property has an enclosed garden area to east side of the property. This is currently shingled however, it could easily be landscaped to create a garden area and off street parking.

General Information

Tenure: Freehold.

Council Tax Band: The property is currently business rated.

Services: All mains services are connected.

Local Authority: North Norfolk District Council tel: 01263 513811.

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

Energy Performance Certificate: Band C.

Ref No: H313473

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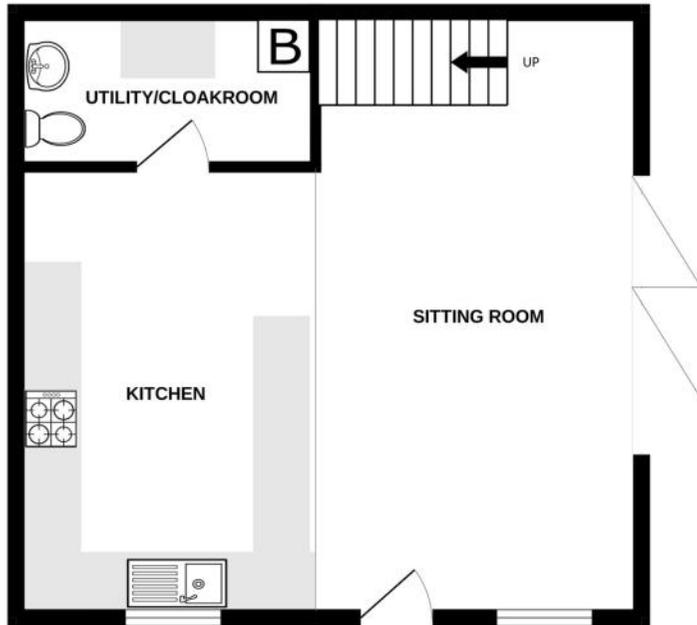
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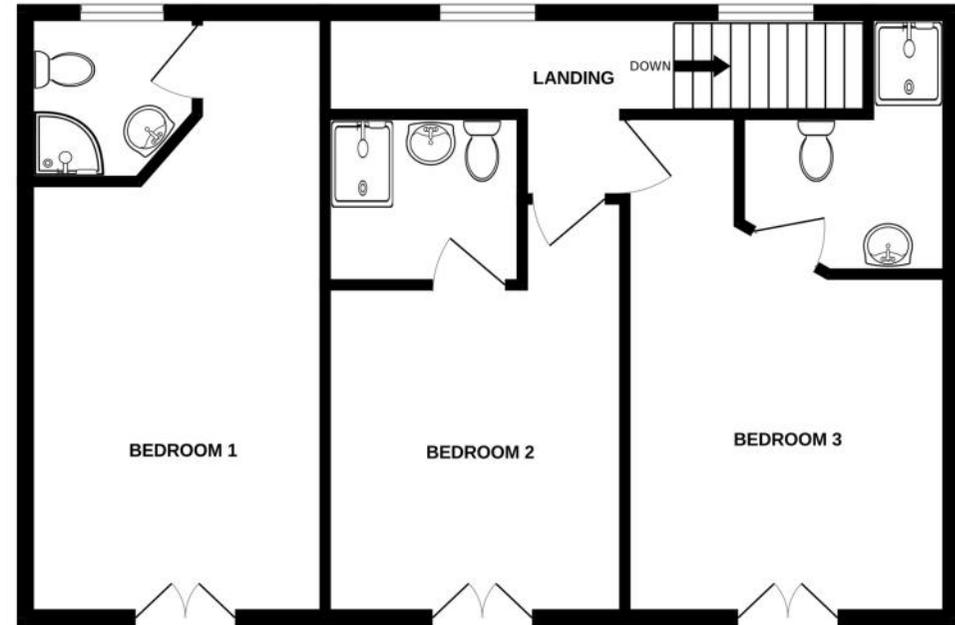
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GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



THE RETREAT, 41 BULL STREET, HOLT NR25 6HP

TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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