



## 1 WESTON SQUARE

Holt, NR25 6HU

**£249,995**

Freehold

# 1 WESTON SQUARE

Holt  
NR25 6HU

- Charming, renovated two-bedroom cottage
- Approx. 505 sq ft of accommodation
- Heart of Holt, moments from the town centre
- Characterful exposed brick & flintwork
- Well-appointed kitchen with useful utility space
- Cosy sitting room with log-burning stove
- Modern ground-floor shower room
- Two comfortable first-floor bedrooms
- Small front courtyard garden
- Courtyard parking available on a first-come, first-served basis
- Ideal second home or holiday let investment





Perfectly placed in the heart of one of North Norfolk's most desirable market towns, this cottage in Weston Square is wonderfully positioned for enjoying all that Holt has to offer. Independent boutiques, traditional shops, cafés & restaurants are all close at hand, while the town's Georgian streets & surrounding yards provide an appealing backdrop for leisurely days. Beyond the centre, Holt Country Park & the wider countryside offer plenty of opportunities to escape into nature, while the coast is within easy reach. With its strong community spirit & much-loved local landmarks, Holt effortlessly combines the charm of country life with excellent everyday amenities.

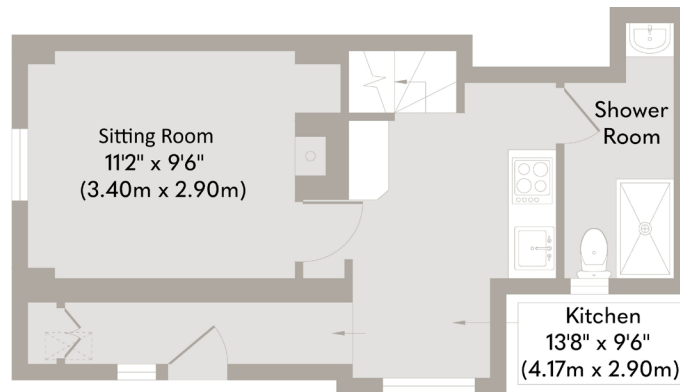
Lovingly renovated and beautifully presented, this delightful cottage has been thoughtfully designed to create a warm & inviting home. An entrance lobby leads into a useful utility area & well-appointed kitchen, where timber worktops, deep green cabinetry & a Belfast-style sink complement the exposed brick & characterful flooring. The adjoining sitting room is particularly inviting, with stripped timber floorboards, exposed brick & flintwork, and a log-burning stove set within a handsome brick fireplace. A modern shower room completes the ground floor, while upstairs are two comfortable bedrooms, each enjoying a light & peaceful feel, with exposed brickwork adding further character.

Outside, a small courtyard garden to the front provides a private little pocket in which to enjoy morning coffee or an evening drink, while courtyard parking is available on a first-come, first-served basis. With its compact proportions, charming character and ready-to-enjoy presentation, this is an especially appealing proposition as a lock-up-and-leave retreat, second home or holiday let investment. A little Holt hideaway, ready for its next chapter.









Ground Floor  
Approximate Floor Area  
321 sq. ft  
(29.82 sq. m)



First Floor  
Approximate Floor Area  
184 sq. ft  
(17.09 sq. m)

**Services connected:** Mains water, electricity, gas & drainage

**Council Tax:** Band B

**Energy Efficiency Rating:** C.

**Tenure:** Freehold.

**Location:** What3words – [///claim.education.water](https://www.what3words.com/claim/education.water)

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