



THE STORY OF
Tulip Cottage
Holt, Norfolk

SOWERBYS



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Tulip Cottage

32 Albert Street, Holt
Norfolk, NR25 6HY

Period Cottage

Elegant and Refined Interior

Upgraded Kitchen

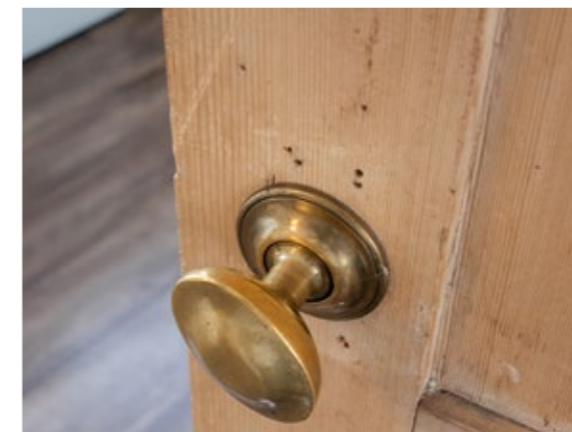
Three Bedrooms

Private Garden and Off-Street Parking

Prime Town Location

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Set in one of the most attractive and sought-after terrace rows in the heart of the Georgian market town of Holt.

Tulip Cottage is neatly presented throughout, with a fresh interior, blended sympathetically with period charm. The cosy sitting room features a fireplace with wood burning stove and slate tiled hearth, an element of the home the current owners have thoroughly enjoyed sitting around on many winter evenings. The kitchen is modern and stylish with 'Shaker' style cabinets and a suite of appliances and ample space to dine. A rear lobby provides access to the well-appointed bathroom and outside to the courtyard garden.

The first-floor features two double bedrooms and a single third bedroom.

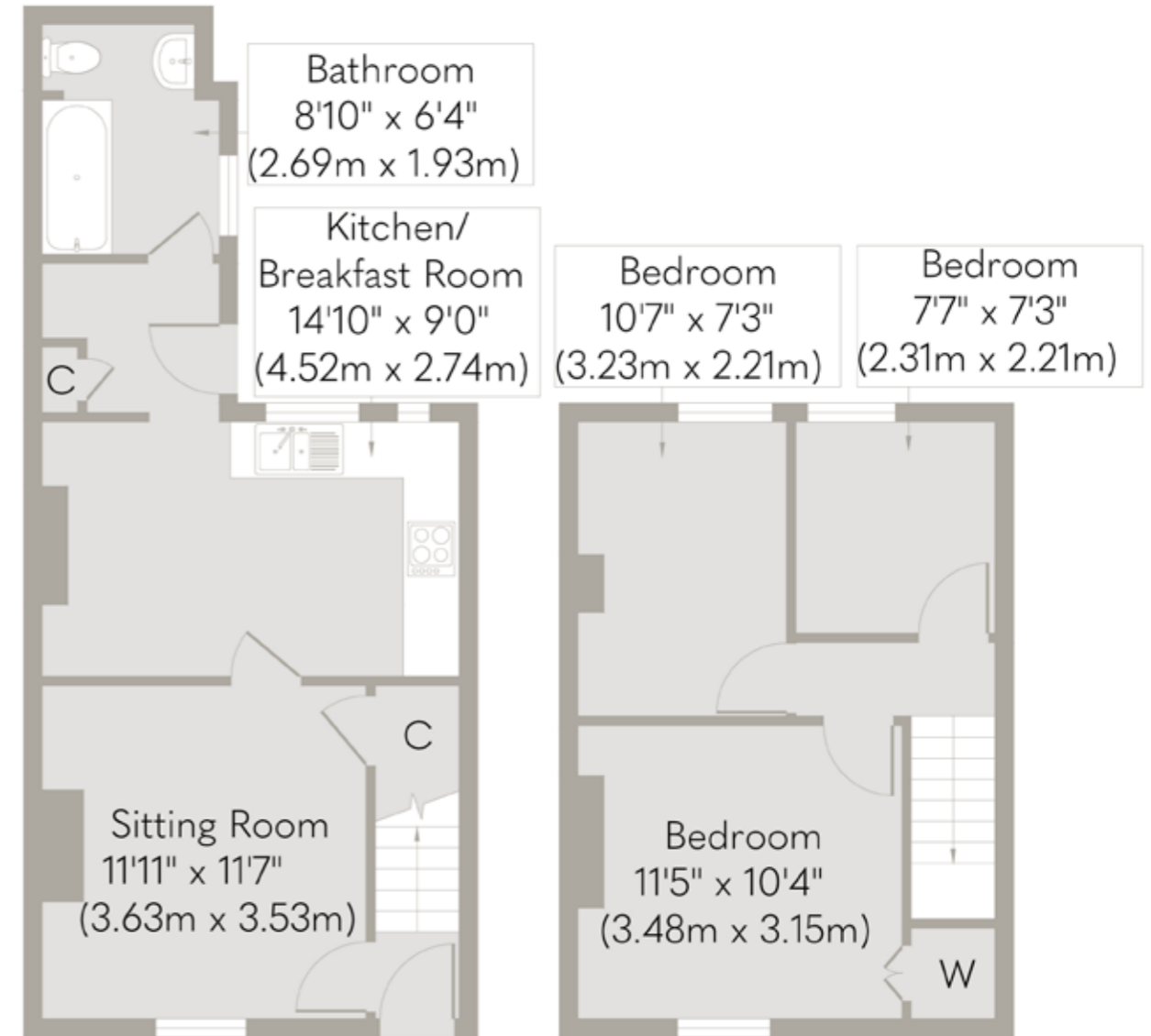
To the front of the cottage is a private driveway with parking for one car. To the rear the courtyard is enclosed by panel fencing and creates an intimate space for entertaining, with a personal gate out to Mill Lane.

This highly sought-after location is perfectly placed to embrace the delights of Holt and the wider appeal of North Norfolk and the coastline.



Character features paired beautifully with modern comfort.





Ground Floor
Approximate Floor Area
406 sq. ft
(37.72 sq. m)

First Floor
Approximate Floor Area
318 sq. ft
(29.57 sq. m)

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



“A charming cottage designed for comfortable countryside living.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 2234-1228-3400-0950-1276

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: ///detergent.city.songs

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SOWERBYS

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