



Independent Estate Agents

**Pointens**





**12a Grove Lane, Holt**

**Norfolk NR25 6EG**

North Norfolk Heritage Coast 3 miles,  
Norwich 20 miles

Tucked away in a private discreet location Twixt Gresham's Schools this spacious detached family sized home of around 4000 sq ft occupies a pretty wooded dell setting of around one acre (subject to survey)



**GUIDE PRICE £950,000**

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## The Property

The property offered for sale is a highly individual and extremely spacious property situated in a pretty wooded dell setting of around one acre (subject to survey). Constructed in the late 1980's the property is in good condition and has accommodation briefly comprising a spacious reception hall, a light and airy sitting room with a vaulted ceiling and full length glass windows overlooking the rear garden, a dining room, drawing room, study, a well fitted out kitchen, dining area and breakfast room, cloakroom, utility room, five good size bedrooms (two of which have en-suite facilities) and a family bathroom. The property also has the benefit of gas fired central heating and sealed unit double glazing. Outside, the property is approached over a brick weave driveway leading to the front of the house and a double garage. The grounds extend on all four sides of the property and are mainly laid to lawn with many inset mature trees.

## Location

Holt is one of the best regarded market towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Grove Lane is one of the more sought after areas of the town and is within easy striking distance of the High Street and Gresham's Pre-prep, Prep. and Senior Schools. There is also further schooling at Beeston Hall School near Sheringham. 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 found in the town today. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. This area is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The cathedral city of Norwich is just over 20 miles distant from where there is a fast rail service to London Liverpool Street and an international airport.

## Directions

From the High Street in the town, continue through the Market Place passing the Post Office and onto the old Cromer Road, heading towards Gresham's Prep and Senior Schools. After the BP garage turn right into Grove Lane, then take the first turning left. Continue along this lane and the entrance to the property will then be found on your right hand side after number 12 Grove Lane.

## Accommodation

The accommodation comprises:

### Covered Entrance Porch

Front door, leading to -

### Reception Hall (19'4 x 14'8)

Hardwood staircase leading to the first floor, vaulted and timbered ceiling, coats cupboard.

### Sitting Room (20' x 16'10, triple aspect)

This is a light and airy room with triple aspect full length windows overlooking the rear garden. Open fireplace, two radiators, vaulted and timbered ceiling. Door to rear garden.

### Kitchen (19'3 x 8')

Range of fitted base units with working surfaces over, inset one and half bowl sink unit with mixer tap, gas surface hob, extractor hood. Fitted double electric oven, matching wall units, telephone point, ceiling spotlights, tiled floor.

### Breakfast Room (13'7 x 9'10)

Sliding glass doors to garden, radiator.

### Study (15'2 x 8'7)

Radiator, two telephone points, deep picture window overlooking garden.

### Cloakroom

Pedestal washbasin, wc, fully tiled walls, electric light and shaver points, radiator, ceiling spotlights.

### Inner Hallway

Shelved cupboard.

### Utility Room (9'10 x 7'9)

Tiled floor, radiator, fitted base unit with working surfaces over, inset single drainer sink unit, plumbing for automatic washing machine, door to garden.

### **Dining Room (16'9 x 15')**

Open fireplace, sliding glass doors to garden. Radiator. Double doors leading to the sitting room. Two pairs of sliding glass doors, leading to rear garden, telephone point, radiator.

### **Drawing Room (19'3 x 17'3)**

Two pairs of sliding glass doors, leading to rear garden, telephone point, radiator.

### **Rear Hallway**

Fitted cupboard housing hot water tank and gas fired boiler for central heating and domestic hot water. Fitted shelving, shelved cupboard.

### **Master bedroom (16'9 x 16'3, double aspect)**

Door leading to garden, extensive range of fitted bedroom furniture, telephone point.

### **En-suite**

White suite comprising wc, vanity unit with 'his and hers' inset sinks, large walk in shower, fitted cupboard, heated towel rail, mirror, ceiling spotlights, tiled floor and walls.

### **Bedroom Two (14' x 11'9)**

Vanity unit with washbasin over, two fitted double wardrobes, radiator, deep picture window overlooking garden.

### **Bedroom Three (14'3 x 11'1)**

Vanity unit with basin over, two double wardrobes, radiator, picture window overlooking garden.

### **Bedroom Four (17' x 13'1 max, double aspect)**

Vanity unit with basin over, radiator, built in double and single wardrobe, picture window overlooking the garden.

### **Bathroom**

Vanity unit with basin over, wc, panelled bath with mixer tap and shower attachment, tiled shower cubicle with fitted Mira shower, tiled walls, ceiling spotlights, radiator.

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### **First Floor**

Landing leads to -

### **Bedroom Five (11'10 x 11'6)**

Deep picture windows overlooking the garden, three fitted wardrobes, radiator.

### **En-suite**

Pedestal washbasin, wc, panelled bath, radiator. Velux, fully tiled walls.

### **Curtilage**

The property is approached over a brickweave driveway which leads to the front of the property and a further brick weave parking area for several vehicles. This in turn leads to a **double garage (18'1 x 17'9)** with two up and over doors, personnel door to garden and personnel door to utility room, fitted shelving, electric power and light and fitted water softener. The extensive grounds of the property extend to all four sides and are very private. Most of the grounds are laid to lawn. On the west and south sides of the property there are patio areas and the south side of the garden has extensive mature trees. There is also a further raised garden area to the north west of the property which is mainly laid to lawn and has various inset fruit trees. The grounds are fully enclosed and extend to around one acre (subject to survey).

### **General Information**

**Tenure:** Freehold.

**Services:** All mains services are connected.

**Local Authority:** North Norfolk District Council, tel: 01263 513811

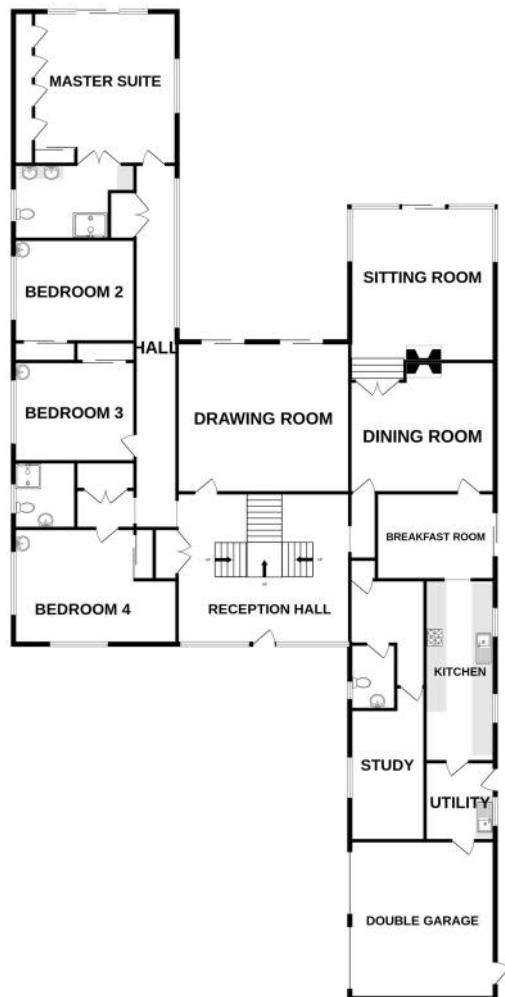
**Tax Band:** Band G.

**Energy Performance Certificate:** To be confirmed.

**Viewing arrangements:** Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

**Ref:** H313439.

GROUND FLOOR  
3541 sq.ft. (329.0 sq.m.) approx.



12A GROVE LANE, HOLT, NORFOLK NR25 6EG

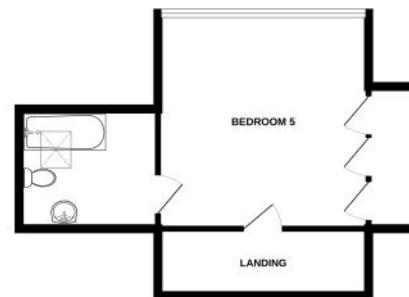
TOTAL FLOOR AREA : 3541 sq.ft. (329.0 sq.m.) approx.

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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FIRST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 359 sq.ft. (33.4 sq.m.) approx.  
THIS FLOOR PLAN HAS BEEN DRAWN AS AN APPROXIMATION OF THE BOUNDARY DIMENSIONS, INTERNAL ROOM DIMENSIONS AND EXTERNAL OPENINGS SHOWN. IT IS NOT TO SCALE AND SHOULD NOT BE USED AS A DRAWING FOR CONSTRUCTION OR CONSTRUCTIONAL PURPOSES. IT IS FOR ILLUSTRATIVE PURPOSES ONLY.  
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