



INTRODUCING

7 Holt Road

Letheringsett, Norfolk

SOWERBYS



THE STORY OF

7 Holt Road

Letheringsett Holt, Norfolk
NR25 7AR

Traditional Brick and
Flint Terraced Cottage

Recently Refurbished
to a High Standard

Retains Many
Original Features

Sitting Room with Open
Fireplace and Wood Burner

Two First-Floor Bedrooms
and Family Bathroom

Currently Operated as a
Successful Holiday Let

Located In a Popular
North Norfolk Village

Approximately 4 Miles
from the Coast

SOWERBYS HOLT OFFICE
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The property offered for sale is a traditional brick and flint terraced cottage under a pantile roof, situated in the heart of this popular North Norfolk village just one mile from Holt and just four miles from the coast.

Within easy walking distance is the Kings Head public house and Letheringsett water mill and tea rooms. The property has recently been re-furbished to an exceptionally high standard retaining many original features. The accommodation briefly comprises a sitting room with an open fire place housing a wood burner, a kitchen and a family bathroom.

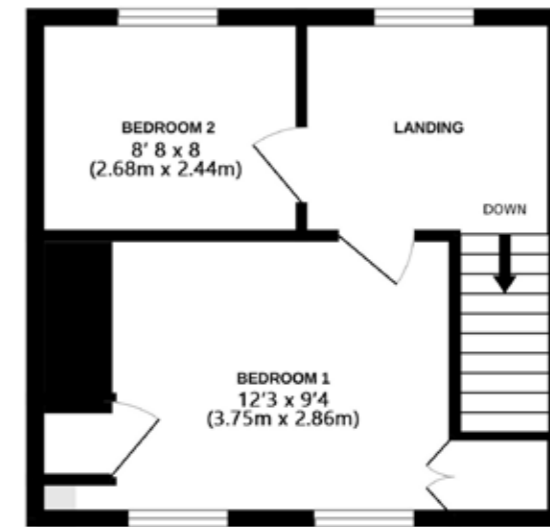
On the first floor a landing leads to two bedrooms. The property enjoys the benefit of oil fired central heating, some secondary double glazing and UPVC sealed unit windows and doors.

Outside, to the rear of the property there is an enclosed garden and allocated parking. The property is currently being run as a successful holiday let.

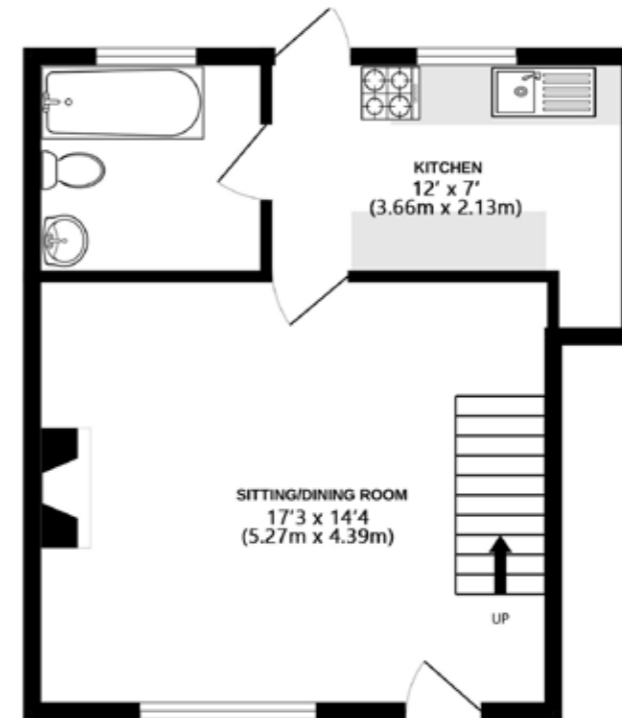




1ST FLOOR
274 sq.ft. (25.4 sq.m.) approx.



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



7 HOLT ROAD, LETHERINGSETT, NORFOLK NR25 7AR
TOTAL FLOOR AREA : 665 sq.ft. (61.8 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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Letheringsett

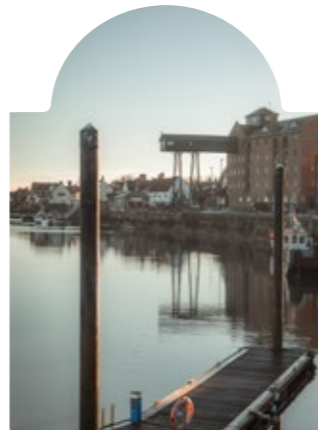
WHERE HISTORY MEETS
COUNTRYSIDE CHARM

Letheringsett is a picturesque and historic village set in the heart of North Norfolk, offering a perfect balance of rural tranquillity and accessibility. Surrounded by rolling countryside, farmland, and the gentle waters of the River Glaven, the village boasts quintessential English charm. Despite its peaceful setting, Letheringsett benefits from being just over a mile from the Georgian market town of Holt, where a variety of independent shops, boutiques, galleries, cafés, and restaurants create a vibrant local scene.

One of Letheringsett's most notable landmarks is Letheringsett Watermill, the last remaining working watermill in Norfolk producing flour. The mill continues to produce traditional stoneground flour and remains a much-loved historic attraction. Alongside the village's pretty flint cottages and scenic setting, it contributes greatly to Letheringsett's enduring appeal. The well-regarded King's Head pub is another local highlight, offering locally sourced food and a welcoming atmosphere popular with both residents and visitors.

The surrounding countryside provides excellent opportunities for walking, cycling, and wildlife spotting, with numerous footpaths leading through meadows, woodland, and along the river. Just a short drive away, the renowned North Norfolk coastline offers beautiful scenery, sandy beaches, salt marshes, and protected landscapes, including Blakeney National Nature Reserve, famous for its seal colonies and birdlife. Nearby coastal villages such as Cley-next-the-Sea and Wells-next-the-Sea offer charming harbours, artisan shops, and fresh seafood.

Letheringsett is a highly desirable location for those looking to enjoy the very best of Norfolk's countryside and coastline.



Note from Sowerbys



“Characterful
cottage living with
modern comforts
and timeless
Norfolk charm.”



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 0160-2491-5059-2602-3855.

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: /// ///scratches.choice.inhabited

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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