



THE STORY OF

Holly House

Holt, Norfolk

SOWERBYS



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Holly House

40 Cromer Road, Holt, Norfolk
NR25 6DZ

Impressive Georgian Residence in a Private Setting

Within Walking Distance of Holt High Street

Elegant and Well-Proportioned Accommodation
Across Two Floors

Striking Kitchen/Breakfast Room with Vaulted
Ceiling and La Canche Range

Refined Reception Rooms with Period Features and
Fireplace

Four Double Bedrooms Including a Ground Floor
Guest Suite

Luxurious Bathrooms with High-End Finishes and
Japanese Soaking Tub

Landscaped Front and Rear Gardens
Enclosed by Period Brick Walls

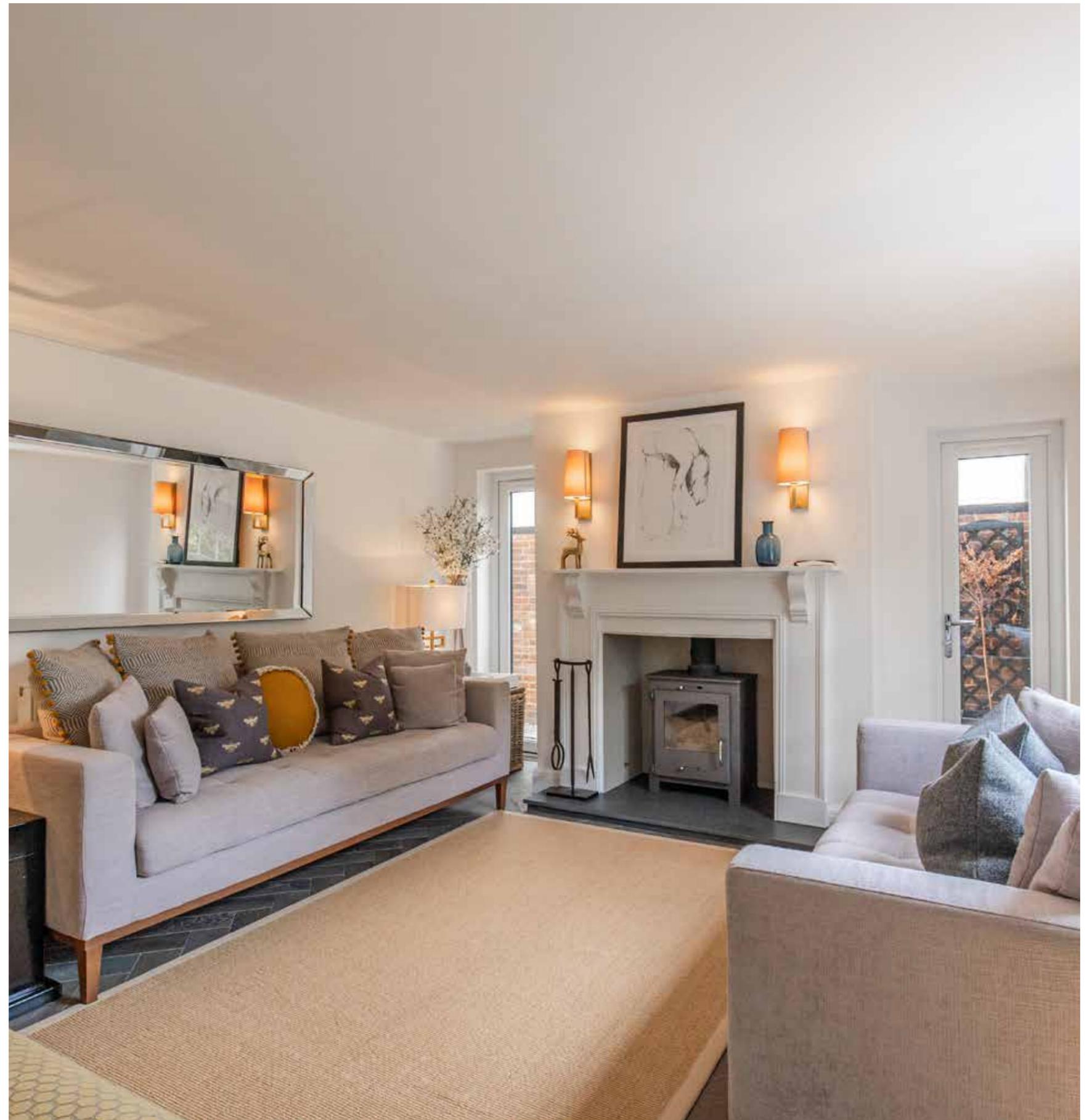
Ideal 'Lock up and Leave' Property, Available
Furnished by Separate Negotiation

Offered with No Onward Chain

SOWERBYS HOLT OFFICE

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Tucked away in a peaceful corner of Holt, Holly House is a handsome Georgian property that combines period charm with well-proportioned, thoughtfully designed living spaces - all just a short walk from the town's popular high street.

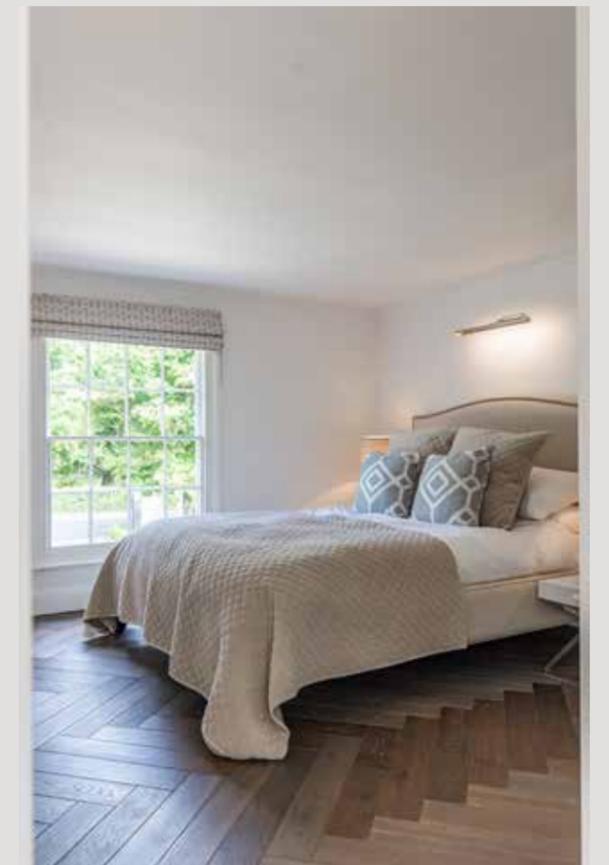
On the ground floor, a welcoming hallway opens into two traditional reception rooms. To one side, a cosy sitting room with a fireplace offers the perfect spot to relax. To the other, a formal dining room provides space to entertain family and friends in comfort. The heart of the home lies in the impressive kitchen and breakfast room. Vaulted ceilings, classic Shaker-style units, natural stone worktops, and a high-spec La Canche range give this space real presence. It's functional, stylish, and ideal for everyday use or gathering with others.

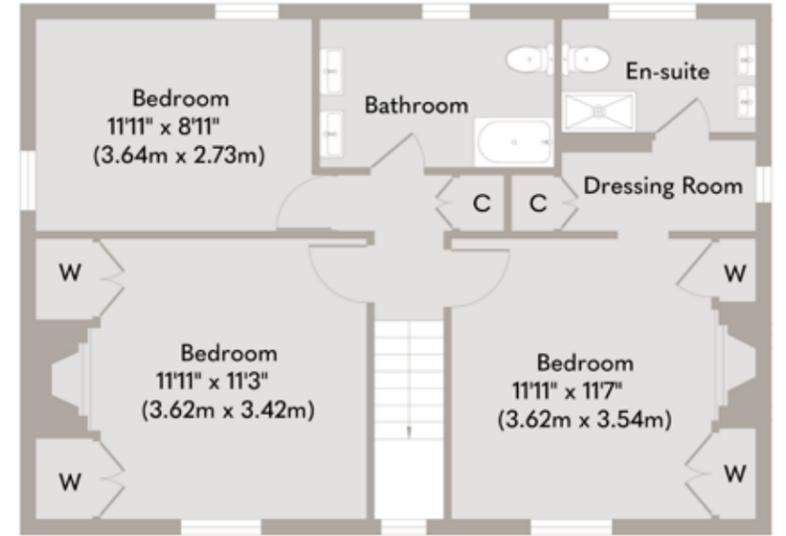
Also on this level is an elegant guest bedroom with its own en-suite and direct access to the garden - a practical and private option for visiting guests. A separate utility room adds to the home's practicality.

Upstairs, the main bedroom includes a dedicated dressing area and a well-appointed en-suite bathroom. Two further double bedrooms share a family bathroom, where a deep Japanese soaking tub adds an unexpected touch of luxury.

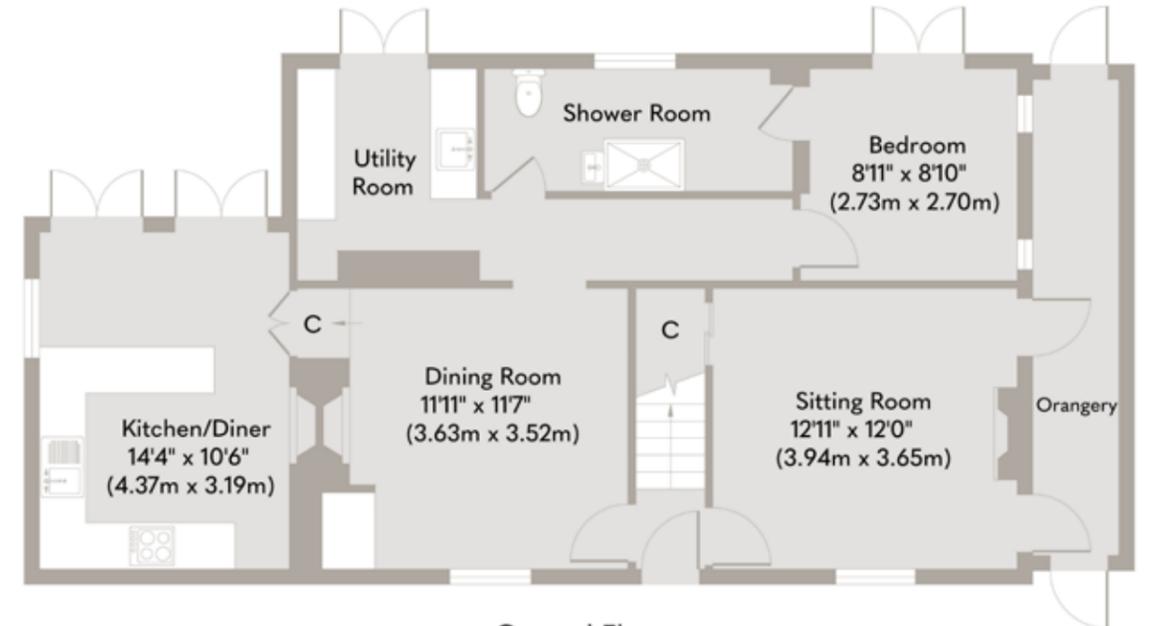
Outside, the house is set back from the road with landscaped gardens at both the front and rear. The rear garden is enclosed by period brick walls and offers a quiet space to sit out or garden in peace.

Holly House perfectly displays elegance on a manageable scale and, with the contents available by separate negotiation, it has superb 'lock up and leave' appeal. In a prime position within walking distance of all that Holt has to offer, and with the North Norfolk coast just a short drive away, Holly House is a perfect base for both full-time living or as a weekend escape.





First Floor
 Approximate Floor Area
 655 sq. ft
 (60.82 sq. m)



Ground Floor
 Approximate Floor Area
 900 sq. ft
 (83.63 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



Greshams School, Holt

“Holt has an abundance to offer, with independent shops, cafés, galleries, and the well-regarded, Greshams School.”



SERVICES CONNECTED

Mains water, gas, electricity and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:-2378-7074-7238-4323-3920

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: ///training.rated.agreeable

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SOWERBYS

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Journey

 St Martins
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for the homeless

 mind
Norfolk and
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 Cancer
Charity
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