

SOWERBYS

Norfolk Property Specialists



Blackbird Cottage

3 Pearsons Road, Holt, NR25 6EJ

£385,000



Viewing by appointment with our
Holt Office 01263 710777 or holt@sowerbys.com



BLACKBIRD COTTAGE

Presented immaculately throughout and enjoying a wealth of period features alongside a prime location, there is little wonder that this enchanting Grade II listed cottage has a proven pedigree of lucrative holiday lets.

Access via the manicured front garden, the accommodation begins with a striking central reception boasting a dramatic vaulted ceiling housing a full-height exposed brick fireplace with wood-burning stove. This superb room is semi open-plan to the attractive kitchen with perfectly balanced shaker units and natural stone floors. Two bedrooms flank the central reception with the generous principal room providing ample space for a king sized bed and plenty of room for further storage, whilst the second bedroom makes for a charming twin with an exposed flint wall. Both are well served by the spacious family bathroom with separate bath and large walk-in shower.

Amongst the most impressive features of this cottage is the garden and plot; off road parking is found behind large timber gates and the rest of the garden boasts a spacious sun trap with a variety of features. The manicured lawn is bordered by well-stocked flower beds with an attractive flint wall at the bottom of the garden, whilst a spacious dining terrace is found at the top of the garden closest to the cottage.



KEY FEATURES

- Striking Grade II Listed Cottage
- Immaculately Presented Throughout
- Superb Holiday Let Investment
- Dramatic Vaulted Central Reception
- Wealth of Period Features
- Prime Location within Easy Walk of High Street
- Off Road Parking
- Sunny Private Garden

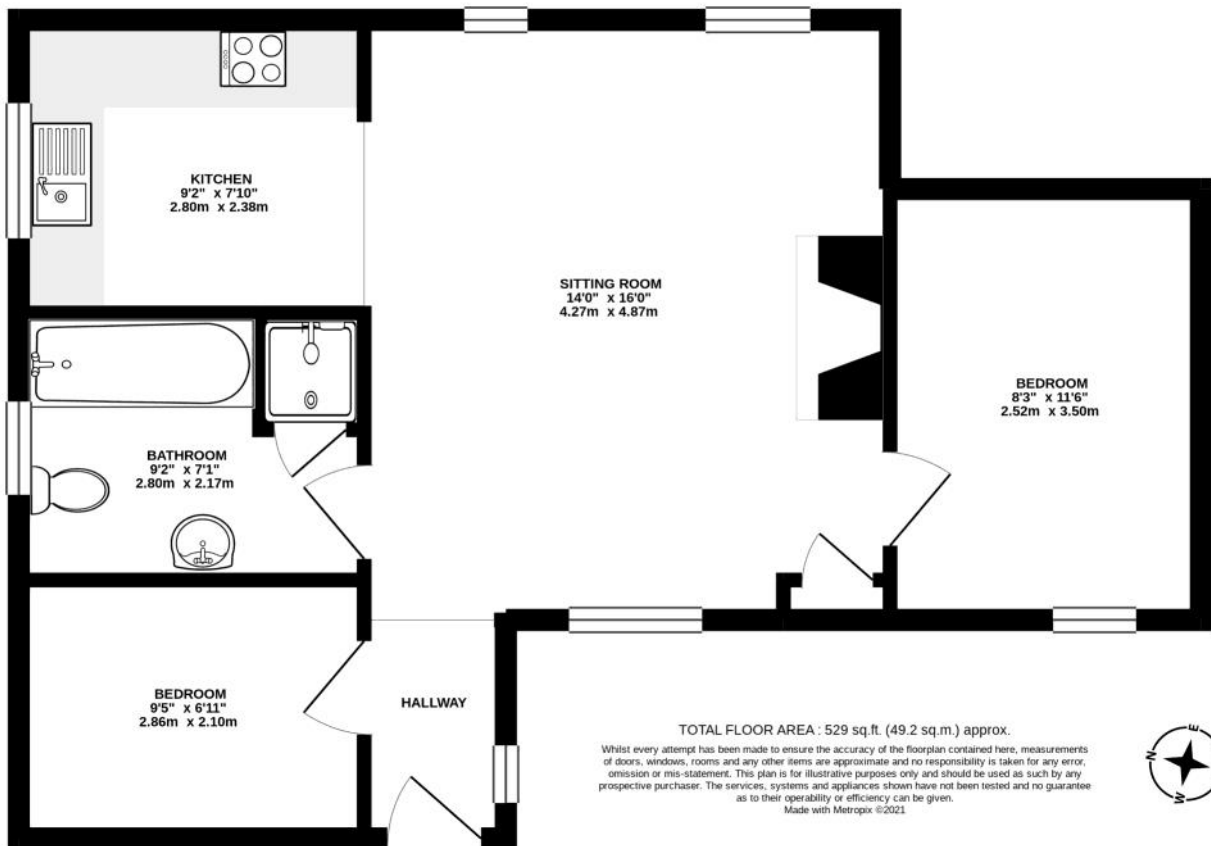








GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



LOCATION

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that the timing meant that the Georgian style was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555. The North Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas underfloor heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

Viewing by appointment with our Holt Office:
1 Market Place, Holt, Norfolk, NR25 6BE
01263 710777 • holt@sowerbys.com



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