



THE STORY OF

The Camellias

Holt, Norfolk

SOWERBYS

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The Camellias

12 Kestrel Drive, Holt, Norfolk
NR25 6GH

Modern and Efficient Home

Four Double Bedrooms

Stylish, Open-Plan Kitchen/Dining Room

Luxurious Bathroom and En-Suites

Exquisite Interior Design

Beautifully Maintained and Presented

Immaculate, Low Maintenance Gardens

Detached Double Garage and Ample Off-Road Parking

Edge of Town Location

Close to North Norfolk Coastline

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“Modern and efficient living with the perfect blend of town, country and coastal life.”

Modern, north Norfolk life captured perfectly within a sublime home. The fusion of a handsome façade, elegant proportions, stylish interiors, the latest in energy efficiency and a prime position in the Georgian market town of Holt.

The Camellias is a substantial, detached residence built in 2021 by award winning and ‘Five Star Housebuilder’ Lovell Homes. Built to an exceptional standard and benefiting from the remainder of a ten year NHBC build warranty, this exquisite residence commands a prime position on the highly sought after Heath Farm development, nestled between the vibrant and eclectic town centre of Holt and its glorious country park. This

exceptional location perfectly embraces the unique blend of country, town and coastal lifestyle the area has to offer.

The façade of this fine home pays homage to Holt’s illustrious provenance with a handsome revival of Georgian architecture and design. A double fronted elevation perfectly emulates the era’s grandeur and classic symmetry with sash windows set around a centred, stone cast portico. What really defines this wonderful home is the exquisite interior design and specification. The present owners have skilfully and meticulously created living areas and bedrooms that exude effortless style and taste and that complement the properties well-proportioned accommodation.



Set over two floors and with a detached double garage, the property extends to over 2,250 sq. ft. A central hall immediately sets the tone for the house and provides an inviting reception. Off the hall a dual aspect sitting room creates a refined, formal living space with a wood burning stove and french doors out onto the gardens.

A second reception room provides a high degree of versatility that currently functions as an informal sitting room/ snug. A study can be found off the hall along with a guest cloakroom. To the rear of the house and set looking out over the gardens is a sumptuous kitchen/dining room that is stylish, highly functional and the perfect hub for the home. Timeless shaker style cabinets are capped with low profile worktops and fitted with a full suite of integrated appliances. A spacious dining area commands delightful vistas and access to the gardens. The ground floor is completed by the all-important utility room/rear boot room.

The first-floor accommodation is centred around an opulent, galleried landing that creates an immense feeling of volume and is filled with natural light thanks to two sash windows. Off the galleried landing four double bedrooms are all beautifully dressed and well-proportioned.

A sumptuous principal bedroom suite features fitted wardrobes and a luxurious en-suite. A second guest bedroom also has a luxurious en-suite and two further double bedrooms are served by an opulent family bathroom.

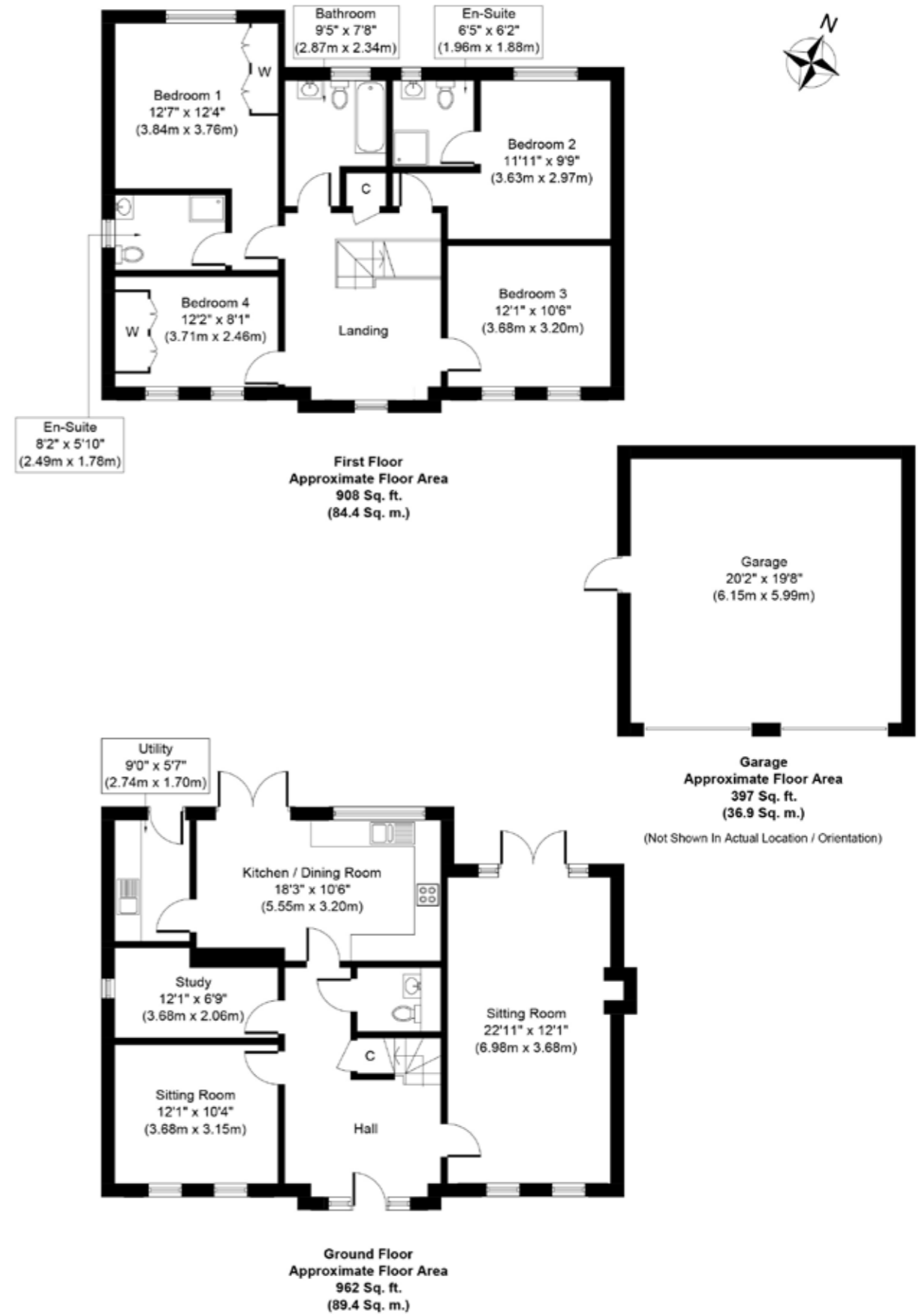




The Camellias is set in a delightful position looking out over open space, and has no passing traffic. To the front, pristine lawns are edged with box hedging, and a private, resin bonded driveway provides parking space for six cars and access to the detached double garage.

The rear garden features an extensive sun terrace with a pergola which creates a wonderful entertaining space with access directly from the sitting room and kitchen/dining room. Lawns are flanked by panelled fencing on the boundaries and the recently planted shrubs and sapling trees provide colour and definition.

Whether you are looking for a low maintenance, turn-key holiday home or a conveniently positioned residence to enjoy the delights of north Norfolk, The Camellias is perfect in every way.



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.



ALL THE REASONS

Holt

IN NORFOLK
IS THE PLACE TO CALL HOME



A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the

latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and



there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.

Note from the Vendor



“We’ve loved preparing meals whilst the family catch up around the dinner table.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 9435-3016-5305-5292-3204

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: ///latest.gestures.upsetting

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