



Holt House  
Fakenham | Norfolk | NR21 8BQ

# IMMACULATE RENOVATION IN A TOWN LOCATION



Only a minute's walk from the centre of the market town of Fakenham and everything it has to offer in the way of facilities, shops and a weekly market, this updated mid-terrace brick-built townhouse is beautifully presented throughout, having been lovingly restored with character features including original decorative cornices and ceiling roses. Offering four bedrooms (one with an en suite and one with a walk-in wardrobe) and a family bathroom on the first floor, the ground floor comprises a sitting room, a kitchen/dining room (with an adjoining second bathroom), and a garden room which opens onto a generous courtyard garden with independent access through a side door from the street. The property benefits from gas fired central heating and double glazing. Perfect as a main residence in a thriving town or as a weekend retreat to enjoy Norfolk and its celebrated coastline which is approximately ten miles distant.







- A stunning and lovingly renovated Period Town house, seconds from the centre of Fakenham
- Fabulous sized rooms with high ceilings and natural light
- Four Double Bedrooms and Three Bath/Shower Rooms
- Large Kitchen/Diner and two further Reception Rooms
- South facing Garden Room with French windows into the Garden
- Wonderful original features found throughout
- South facing walled Courtyard Garden
- Perfect Permanent Residence, Holiday Home or Investment Property
- Total Accommodation extends to 1907sq.ft
- Energy Rating D

#### Room for all the Family

"I was attracted to Holt House because it offered a large family space for three young children as well as being so conveniently located for their schools and for shopping, with the added bonus that it is just a fifteen-minute drive to the beach," the current owner explained. "Being a four-bedroom house, this allowed each of our three children a room to call their own along with the advantage of three bathrooms, so no queuing for the loo!"

On entering Holt House through the recessed front door and into the reception hall with the staircase with its original banister sweeping up to the first floor, one is immediately struck by the thought that has gone into this wonderful restoration. Originally purchased in 1997, the current owner has transformed the property while retaining features such as the decorative corning and decorated it in a dignified colour palette befitting the feel of the property.

Over the years of their ownership, improvements to the property by the owner include:

2003 - new double-glazed windows and doors to the rear including French doors to the garden.

2005 - new double glazed sash style windows to the front of the property.

2005 - new heating and plumbing system throughout the house.

2005 - new and rewired electrics throughout house including all new light switches and sockets.

2005 - new bathrooms and kitchen installed.

2019 - new replacement boiler fitted.

The rooms throughout Holt House are all of generous dimensions with high ceilings and filled with natural light. "The large front lounge is a favourite, used for family and TV time and just wonderful for Christmas gatherings. And the garden room is a magical place to spend time during the summer with the French doors thrown open to the garden. And as for the hub of the house, there's no question that it's the large kitchen diner where we enjoyed many long hours of eating and chatting."

"I would say that Holt House is a great and very safe family home with the convenience of being in the town and so close to schools and shops."

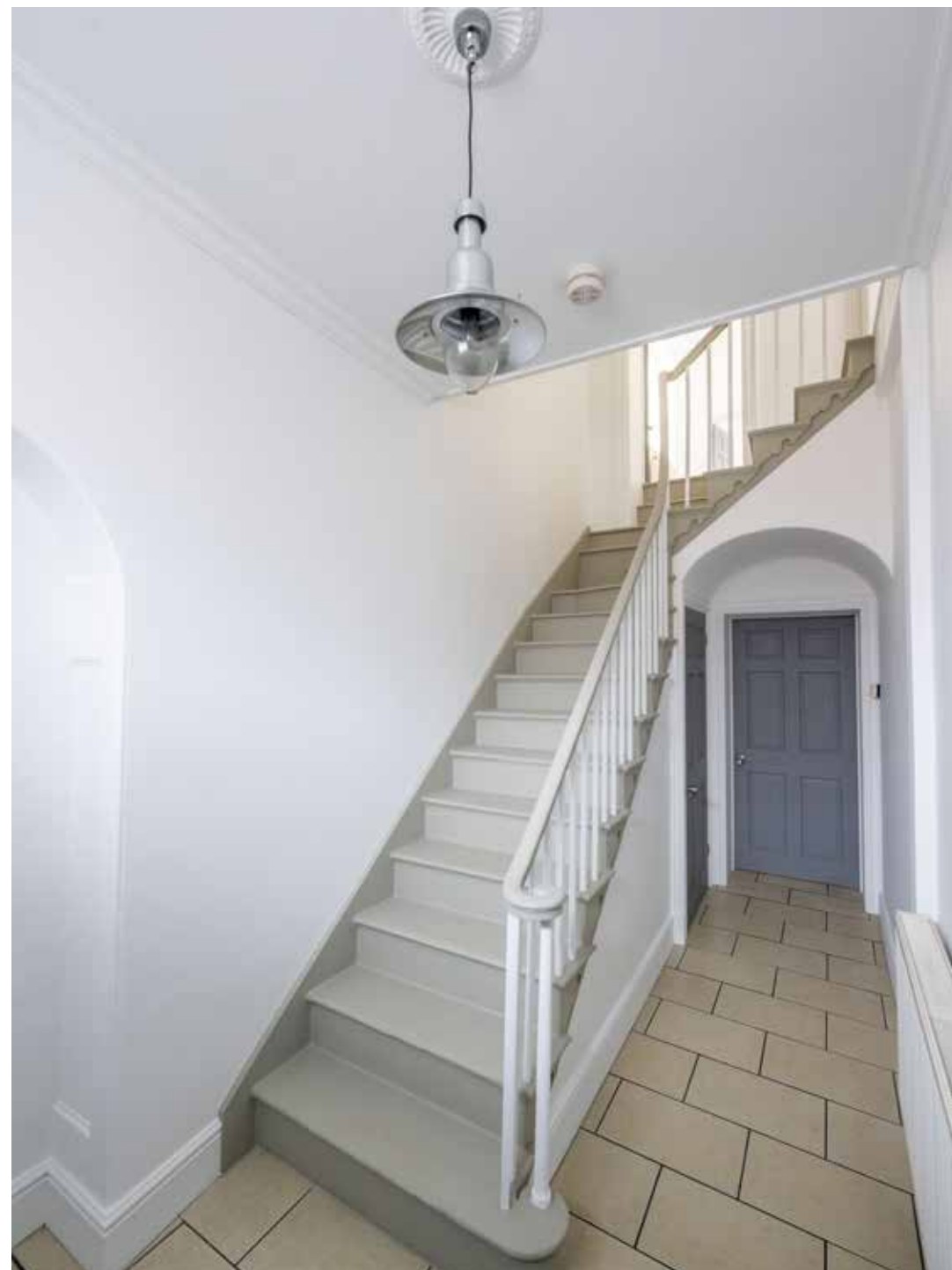


### Courtyard Garden

The rear of the property can be independently accessed via a second door to the front of the house which leads to a passageway and into the generous south facing courtyard garden. "It's a great space, enclosed and sheltered from the road by the house and very easy to maintain," the owner said. "It's ideal for enjoying the sun and eating out in what is a surprisingly quite large space considering we're in the town."

### Central Location

One of the major attractions of the property is its position in such a central town location while still offering generously sized rooms throughout the interior. A sought-after market town in North Norfolk, Fakenham offers a wide range of impressive amenities including several supermarkets, a choice of cafes, shops and pubs, and a cinema, not forgetting an auction house, a thriving Thursday market with local produce, and the nearby Fakenham Racecourse. There is also the added benefit of the surrounding countryside only a couple of minutes away and, of course, the stunning North Norfolk coast too. "The close proximity to the coast at only a fifteen-minute drive meant the kids could be on the beach and spend many hours having fun with a picnic lunch and an ice cream," the owner said. "Fakenham is also so convenient for trips to Norwich and King's Lynn for larger shopping expeditions where there is lots of choice and many food outlets and restaurants to choose from."













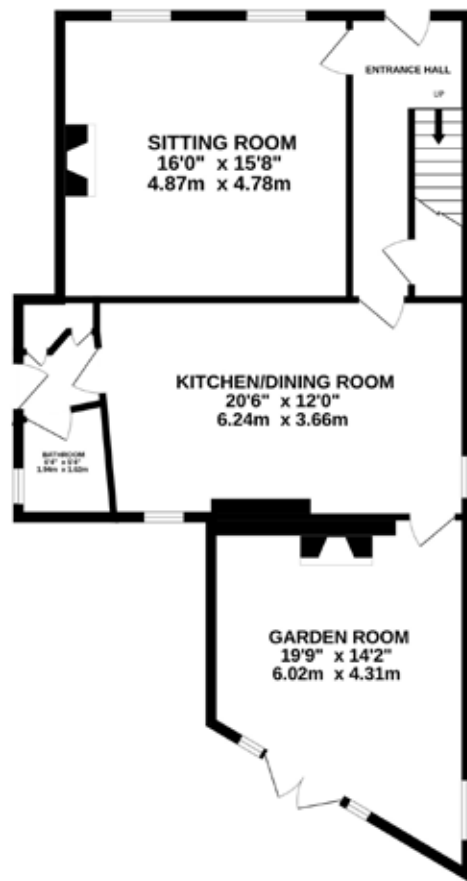




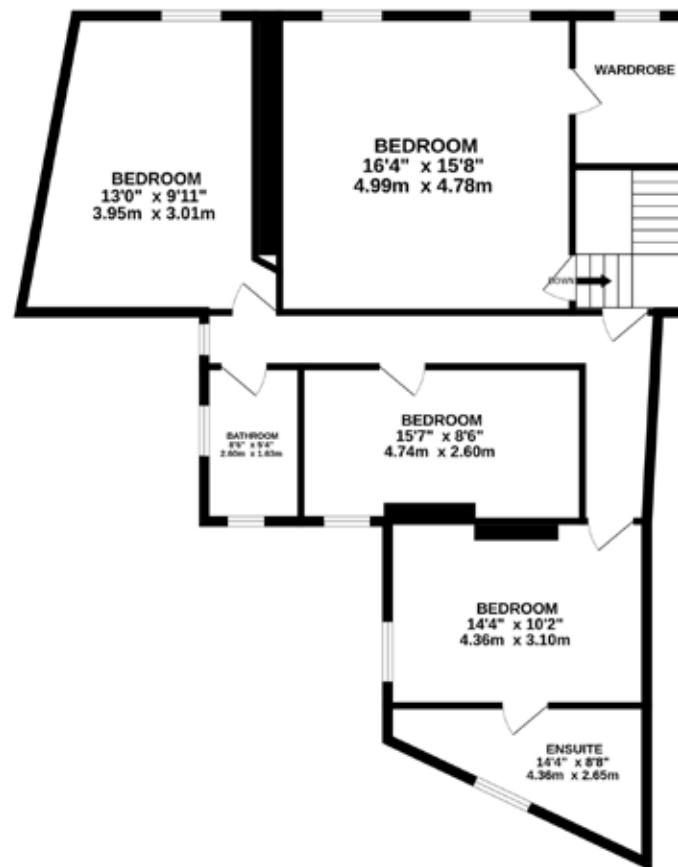




GROUND FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR  
1063 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA: 1907 sq.ft. (177.2 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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### On Your Doorstep...

Fakenham is a popular market town due to its situation between Norwich and the North Norfolk Coast. Having both the countryside and the coast so conveniently placed with a good shopping centre and popular schools makes this a particularly convenient location. Norwich has an International Airport with flights to many destinations and a train station with services direct to London.

### How Far Is It To?...

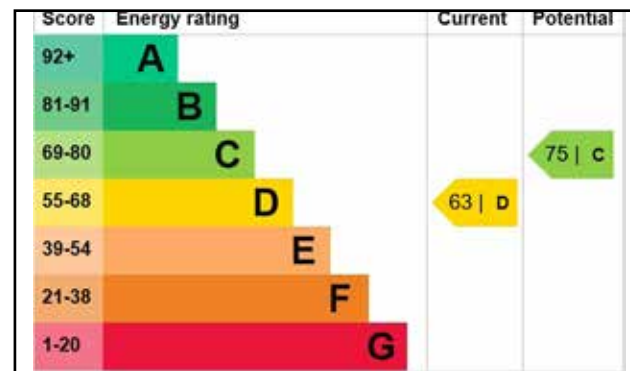
Fakenham is an historic market town which still hosts a popular market on a Thursday. Fakenham itself lies within 26 miles of Norwich City Centre offering a range of cultural and leisure facilities. The beautiful North Norfolk Coast, an area of outstanding natural beauty, is a short drive away.

### Services and District Council

GFCH, Mains - Water & Drainage  
 North Norfolk District Council  
 Council Tax Band C

### Tenure

Freehold



Fine & Country Fakenham Office  
 1 Bridge Street, Fakenham, Norfolk NR21 9AG  
 01328 854190



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Fine & Country Fakenham  
1 Bridge Street, Fakenham, Norfolk NR21 9AG  
01328 854190 | [fakenham@fineandcountry.com](mailto:fakenham@fineandcountry.com)

