



THE STORY OF

Moles Cottage

Holt, Norfolk

SOWERBYS

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8 Mill Street, Holt, Norfolk
NR25 6JB

Two Bedroom Brick and Flint Cottage

Charming and Immaculate Interiors

Sitting Room with Gas Fire, Styled as a Wood Burner

Dining Room onto the Garden

Two Bedrooms Served by a Shared Shower Room

Excellent Holiday Let Pedigree

Prime Town Centre Location

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“Imagine being curled up on the sofa with a good book, whilst the wood burner roars...”

The quintessential Norfolk cottage you have been searching for with character and charm in abundance. This endearing property, in such a fabulous location, would lend itself perfectly your perfect cottage, second home or holiday let.

Moles Cottage enjoys a prime and convenient location just a short stroll from the ever-popular high street of Holt. This historic home has enjoyed a fastidious renovation in recent years and now boasts a wealth of charming period features that have been sympathetically rejuvenated and the property now offers a calm, embracing and elegant space in which to enjoy a fulfilling and traditional

way of life in north Norfolk.

The ground floor offers a cosy sitting room, with gas fired styled as a wood burner, set within a decorative fireplace. The kitchen has classic in-frame shaker-style cabinetry, solid oak worktops and a suite of appliances and the cottage has been skilfully extended to create a separate dining area at the rear with french doors leading directly onto the garden area.

On the first floor, you will find two double bedrooms which share a luxurious shower room. This balanced and efficient use of space allows for four guests comfortably.



“Blessed with a discreet and peaceful location, this home is still incredibly convenient for the town centre.”



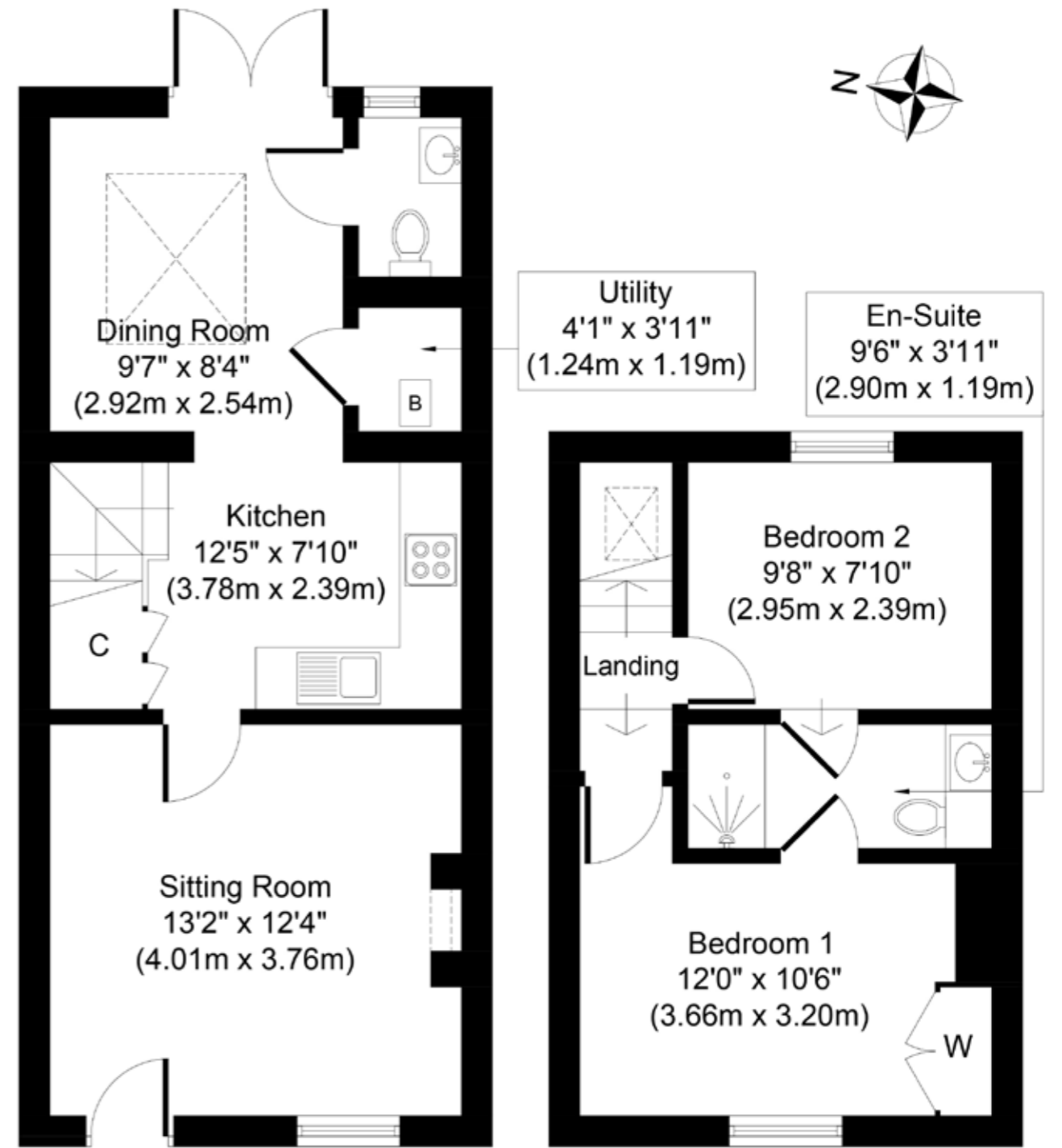
Outside, the property enjoys a low maintenance courtyard with a brick-built outhouse.

This has been a much-loved holiday home for the present owners, and in more recent times a highly successful and lucrative holiday let. Guests have regularly returned to Moles Cottage thanks to its prime, town centre location.



Moles Cottage is a pretty, residential location set just off the high street in Holt. The street sits within the towns conservation area and is lined with an eclectic mix of Georgian, Victorian, and later styles of property. This highly sought-after location is perfectly placed to embrace the delights of Holt and the wider appeal of north Norfolk and the coastline.





Ground Floor
Approximate Floor Area
418 Sq. ft.
(38.8 Sq. m.)

First Floor
Approximate Floor Area
273 Sq. ft.
(25.4 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.



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 Sowerbys



Blakeney offers beautiful scenery and some lovely walks.

“Living here you can enjoy a fantastic local coffee before heading out for an embracing coastal walk.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0956-2844-6646-9108-8465

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: ///interests.panoramic.tower

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