



THE STORY OF

13A Cromer Road

Holt, Norfolk

SOWERBYS

S

THE STORY OF

13A Cromer Road

Holt, Norfolk
NR25 6EU



Traditional Brick and Flint Cottage

Two Bedroom Options

Full of Character and Excellent Potential

Modern Kitchen

Extended Rear Garden Room

Sheltered Courtyard Garden

Off-Road Parking Options

Town Centre Location



SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“A cosy, convenient and discreet home, in a town setting but great access to Norfolk’s beautiful coastline.”

This traditional brick and flint cottage is in a prime position in the centre of Holt with a charming and characterful interior. Combining that altogether makes this cottage a north Norfolk bolt-hole which is hard to beat.

13a Cromer Road is a most charming and traditional brick and flint cottage which commands an enviable and prime position in the centre of the Georgian market town of Holt.

Literally step beyond the front door of the cottage and you are immediately emerged in the vibrant and eclectic town centre; with artisan retailers, galleries,

coffee shops, and a wide selection eating places are to be found just a stroll away.

Forming part of an attractive terrace row, the cottage showcases classic elevations set under a traditional pantile roof. Modern comforts include gas central heating and double glazing throughout to ensure a comfortable and cosy stay.

Internally the cottage presents the perfect opportunity to personalise and put your own style and taste on what is fundamentally a solid and pretty Norfolk cottage. Character features include exposed beams, latched doors and a traditional open fireplace.



The cosy, yet perfectly formed, accommodation briefly comprises, of a front sitting room with exposed beams and fireplace and a modern kitchen which opens onto an extension to provide a flexible space for dining or be used lovingly as a garden room. This delightful room features a vaulted ceiling and access directly onto the rear courtyard garden.

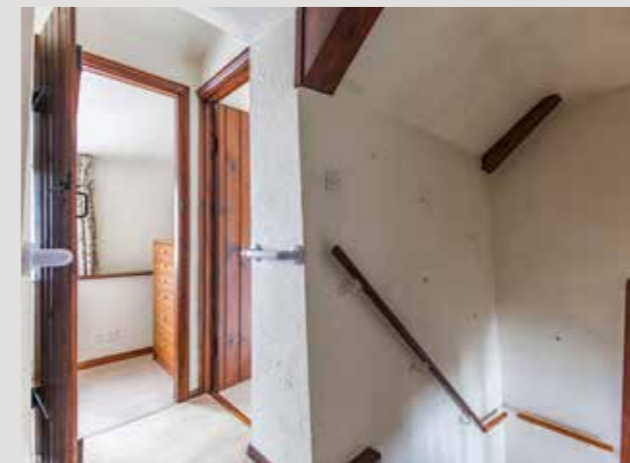
The first floor has a spacious principal bedroom with fitted, floor-to-ceiling wardrobes and matching chest of drawers. A second single bedroom provides space for visiting guests or could be your flexible study space. The bedrooms are served by a first-floor shower room.

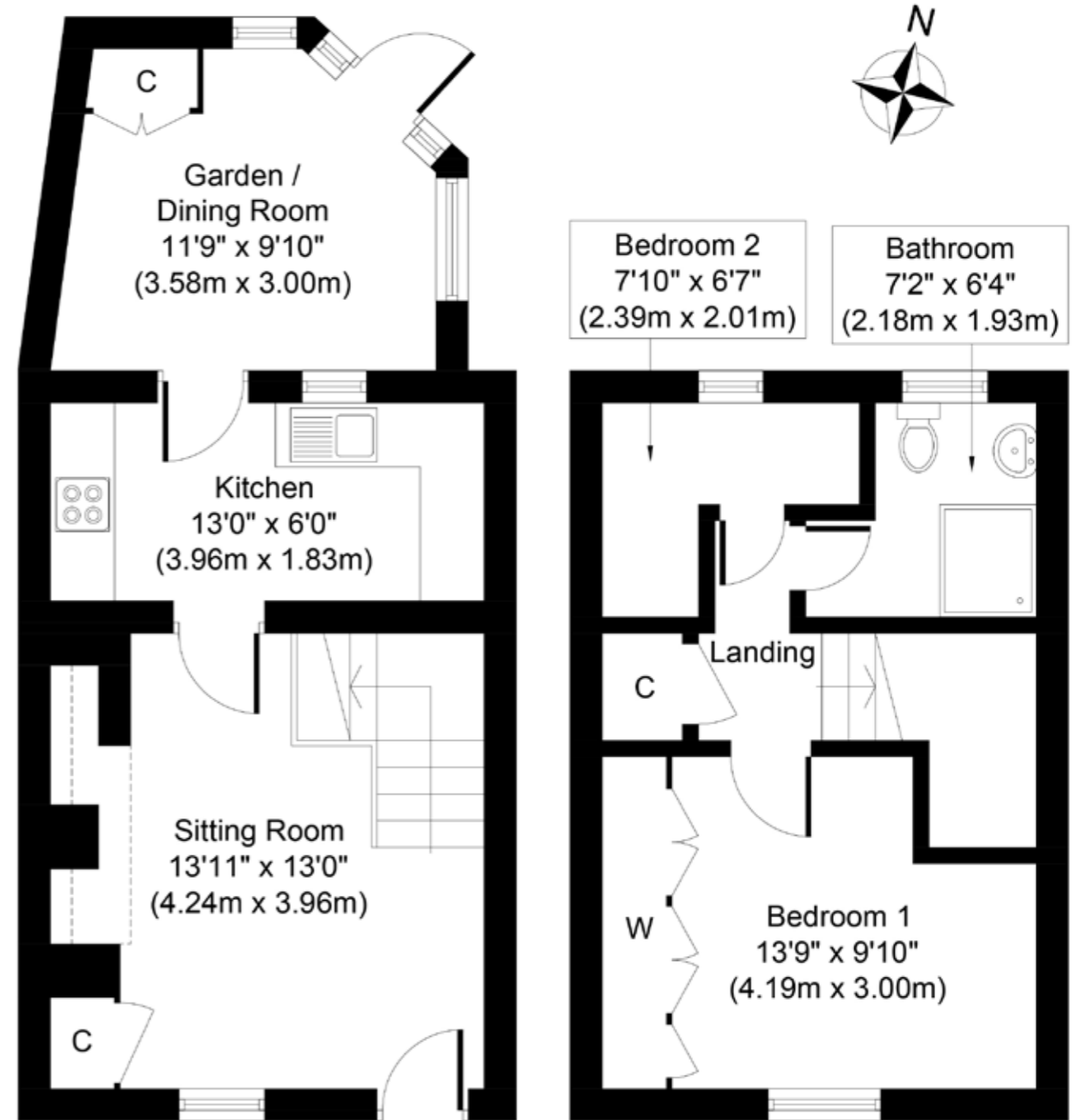


To the rear of the cottage is an enclosed courtyard-style garden which is fully paved for ease of maintenance and provides an ideal sheltered area for outside entertaining.

Beyond the garden, and at the end of the terrace row, is a communal driveway which provides unallocated parking options.

This highly sought-after location is perfectly placed to embrace the delights of Holt and the wider appeal of north Norfolk and the coastline.





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



“Living here allows a level of peace and quiet, but still in a sociable town setting.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 2227-3922-1209-3862-1200

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: ///soap.walks.jaundice

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL