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THE STORY OF
Cushion Cottage
Holt, Norfolk

SOWERBYS

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Cushion Cottage

34 Albert Street, Holt,
NR25 6HY

Exquisite Period Cottage

Two Double Bedrooms

Elegant and Refined Interior Design

Open-Plan Sitting Room and Dining Area

Recently Upgraded Kitchen

Luxurious Bathroom

Private Gardens and Off Road Parking

Perfect Holiday Home or Let

Prime, Town Centre Location

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“A place to escape and unwind from the demands of a busy lifestyle.”

‘Cushion Cottage’ is a very special, period residence that stands proud in the centre of Holt. This handsome cottage is the epitome of mid-Victorian elegance with buff brick elevations dressed with classic, sash windows all set under a traditional pantile roof.

Thanks to a recent and extensive renovation program this wonderful cottage now offers the perfect turn-key solution, whether you are looking for a

holiday home in north Norfolk, or a low maintenance home set in a highly desired and convenient location.

The immaculately presented accommodation is well-proportioned and perfectly balanced to comfortably accommodate four guests, and the stylish yet elegant interior design creates an opulent yet cosy experience.



The spacious, open-plan sitting room and dining area exudes classic cottage style with engineered wood flooring, a wood-burner to the sitting room, and an original, Victorian, cast iron fireplace in the dining space.



To the rear of the cottage is a delightful kitchen, which features a run of 'shaker' style cabinets, capped with solid oak worktops and matching up-stands. A useful pantry cupboard is situated just off the kitchen.



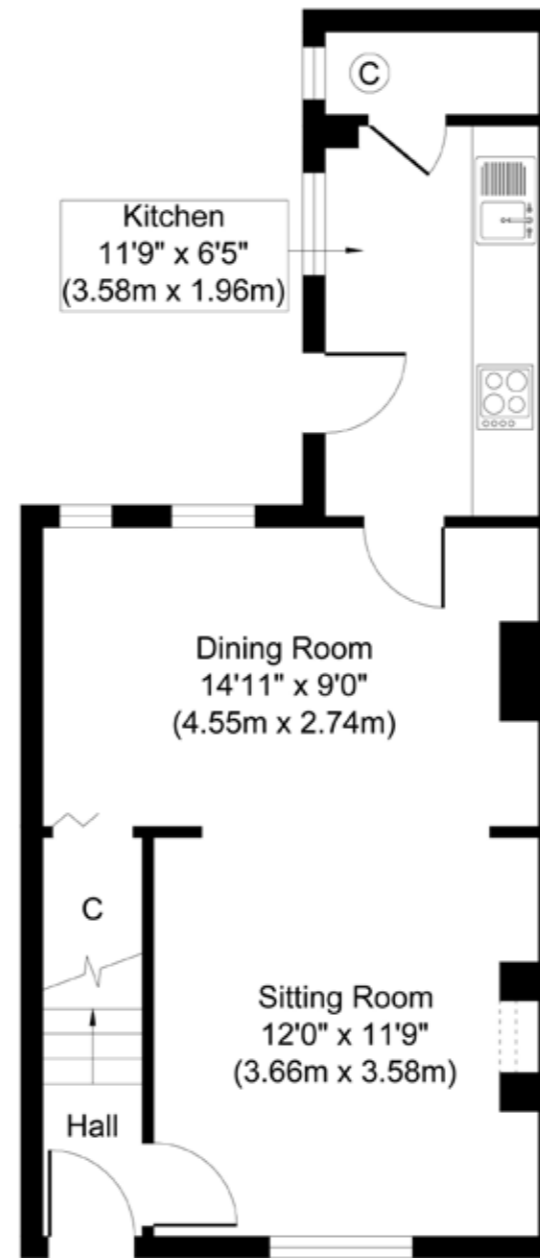


To the first floor there are two double bedrooms, each beautifully presented, with the principal bedroom featuring a decorative fireplace and fitted wardrobes. Both are perfectly served by a family sized bathroom, featuring Fired Earth tiles, a traditional white suite, and shower over the bath.

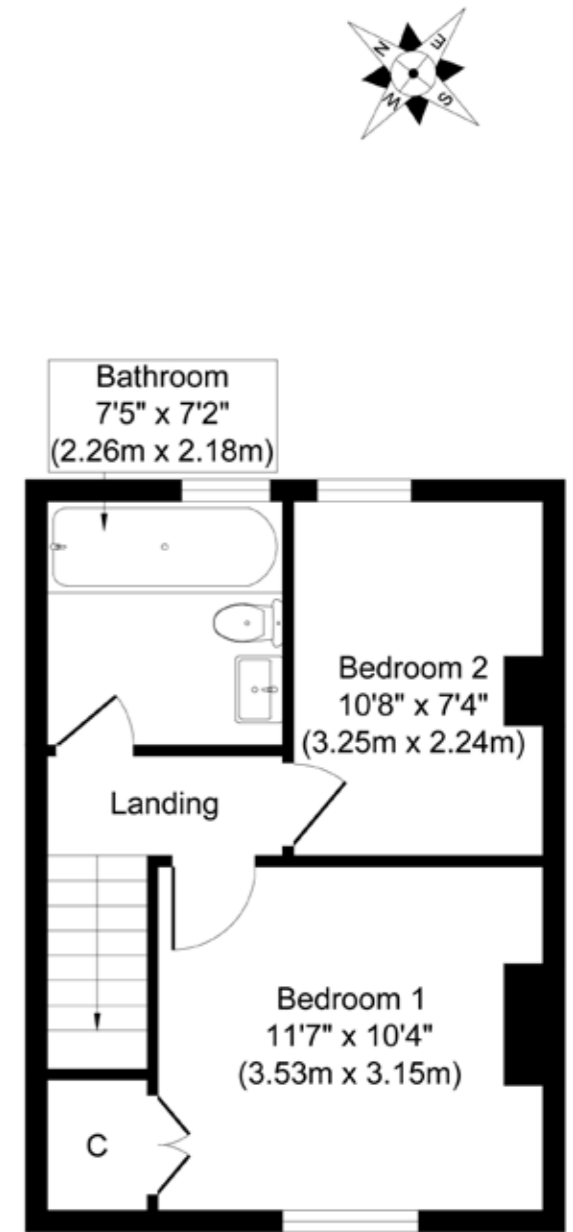
To the front of the cottage is a private hardstanding with off road parking for one car. To the rear is an enclosed, courtyard-style garden, which is freshly landscaped and enclosed by panel fencing. A personal gate on the rear boundary provides access to a communal courtyard area and access to Mill Street.

‘Cushion Cottage’ commands a most desired location in the heart of Holt, yet enjoys a peaceful and discreet environment. Set in a pretty terrace row, this residential location is just off the High Street in Holt. The street sits within the town’s conservation area and is lined with an eclectic mix of Georgian, Victorian, and later styles of property. This highly desirable location is perfectly placed to embrace the delights of Holt and the wider appeal of north Norfolk and its beautiful coastline.





Ground Floor
Approximate Floor Area
414 sq. ft
(38.46 sq. m)



First Floor
Approximate Floor Area
318 sq. ft
(29.54 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



Holt Town Centre

“The property is blessed with a peaceful and discreet location, yet so convenient for Holt's vibrant town centre.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 5732-8222-3100-0211-3202

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: ///unsettled.tensions.demotion

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