



# Quartly House

*Holt, Norfolk*

**SOWERBYS**

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# Quartly House

20 Cromer Road, Holt,  
NR25 6DX

Detached Period Residence

1/4 Acre Plot (STMS)

Over 2,200 Sq. Ft. of Space

Private and Discreet Setting

Immense Potential for Enhancement

Established Grounds

Well-Proportioned Accommodation

Walking Distance to Town Centre

Walking Distance to Greshams School

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“...a unique opportunity to own and enhance a prime home...”

An individual, detached home of character set in a discreet and generous plot in the heart of the Georgian town of Holt is the rarest of finds, and ‘Quartly House’ comes to the open market for the first time in over 50 years.

Commissioned and built in the early 1900s, in an era where distinguished homes were built on generous plots, the construction of Quartly House was both individual and aesthetically pleasing, and the location was carefully considered.

Nestled in an established plot, which extends to around 1/4 acre (STMS), and commanding a most private and discreet environment, this substantial residence presents a unique opportunity to own and enhance a prime home set in the heart of one of north Norfolk’s most desired locations. Tucked away down a single track off the Old Cromer Road, this home is just a short stroll from both Holt’s vibrant town centre and Gresham’s Independent School.



Attractive, mellow red brick elevations conceal a spacious home, which extends to over 2,200 sq. ft. and whilst it would be fair to say the property would now benefit from general modernisation, it offers extensive and versatile opportunities for significant development.

The property is well-proportioned throughout and enjoys delightful vistas over the established grounds. A traditional layout comprises of a porch and central hall, three main receptions, a kitchen/breakfast room and a conservatory.

Further ground floor accommodation includes a guest WC, utility/pantry room, and storage options.

The first floor consists of four double bedrooms, each with a vanity unit, which are served by a bathroom and a spacious shower room.





What makes 'Quartly House' so special is the glorious, established ground in which it sits. Lovingly created and managed over several decades, the grounds provide a wonderfully discreet and private environment for the house to enjoy.

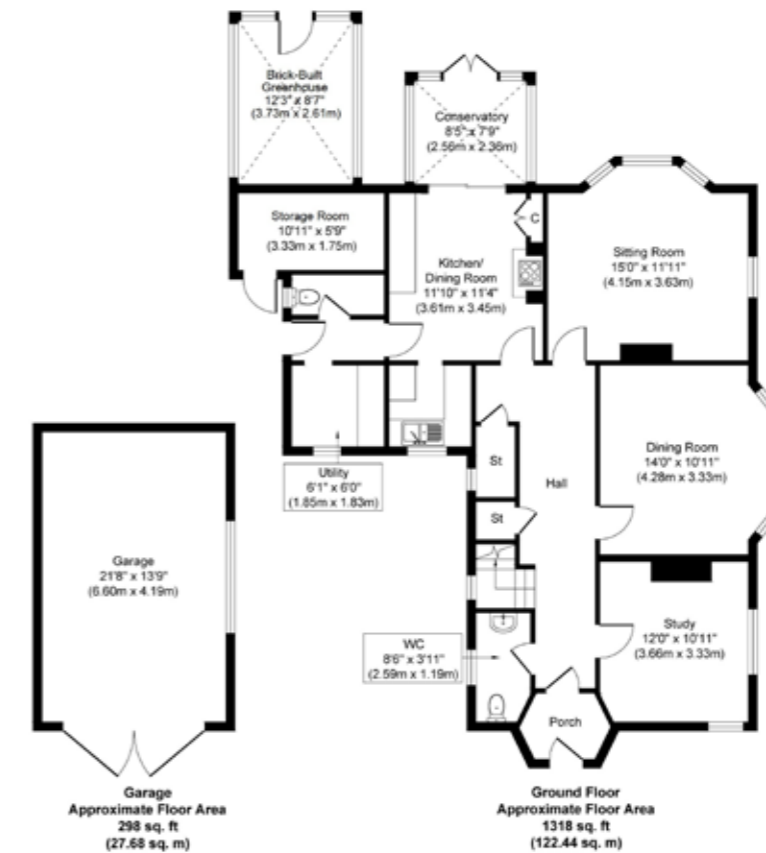
Sitting centrally in the 1/4 acre plot (STMS), the established garden wraps around the property on all sides.

A gated entrance, off a single track, opens onto a sweeping driveway with ample parking and access to a timber framed garage. Beyond this glorious gardens surround the house to create an idyllic environment.

Shaped lawns are enhanced by well-stocked shrub and flowering beds and are further enhanced by a peppering of specimen trees. The boundaries are lined with mature hedging to provide a sheltered and private environment, and a brick-built greenhouse completes the garden.



First Floor  
 Approximate Floor Area  
 926 sq. ft  
 (86.02 sq. m)



Garage  
 Approximate Floor Area  
 298 sq. ft  
 (27.68 sq. m)

Ground Floor  
 Approximate Floor Area  
 1318 sq. ft  
 (122.44 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.

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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.



## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 0474-3025-7204-0707-6204

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: ///heckler.sweetener.fever

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# SOWERBYS



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