



THE STORY OF
26a New Street
Holt, Norfolk

SOWERBYS



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26a New Street

Holt, Norfolk
NR25 6JH

-
- Unique Period School House Conversion
- More Than 1,500 sq. ft. of Accommodation
- Vast Open Plan Living Space
- Modern Kitchen and Bathroom
- Double Height Atrium Windows
- Two Double Bedrooms
- Under Floor Heating to Ground
- Private Garden and Parking for Two Cars
- Town Centre Location
- Great Holiday Let Potential
-

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“This is a peaceful, quiet and relaxing bolt-hole, away from the stress of working life.”

A haven of stylish and refined space, this home is set within a landmark, period building whilst commanding a prime position in the centre of Holt, and just a short stroll from the vibrant and eclectic high street and market place.

26a New Street is a unique, period residence offering a ‘turn-key’ opportunity, set in a highly sought after and enviable location. Nestled in the Georgian quarter of the town, and just 100 metres away from the delights of the high street, this remarkable property has a strong, individual identity and would make a perfect north Norfolk bolt-hole - or a conveniently placed home.

Forming part of a Victorian school house, dating back to 1851, this handsome building served as a county school until 1928. From there it was then the town’s garage and petrol station, up until its conversion into three residential homes in 2009.

Coming to the market for the first time in more than 13 years, the owners have enjoyed many special times at the property as a much-loved holiday retreat and the perfect base for them to explore north Norfolk, and especially their passion for walking and bird watching.



Occupying the middle section of the building, this fine home spans more than 1,500 sq. ft. and is set over two floors, as a well-proportioned and beautifully presented accommodation.

Double-height atrium-style doors, four of them, dominate the front elevation and create a magnificent entrance to the living area. These open up too, meaning on those warmer days you can let the fresh air in. The impressive open plan living space features a vaulted section to house the atrium windows and is filled with natural light. This cavernous room features under floor heating and ample space for entertaining. Beyond the living room is a dining area, which is ideal for inviting guests over for a more formal evening, and feature a unique curved wall which conceals a spiral staircase.



“This is a home with an abundance of history.”

The kitchen/breakfast room resides at the rear of the property and features a comprehensive range of modern kitchen units, a suite of integrated appliances and a dramatic vaulted ceiling with triple Velux windows.



Rising to the first floor via a spiral staircase you will find two wonderful bedrooms each featuring vaulted and beamed ceilings which creates the feeling of immense space and volume. The principal bedroom features low-level fitted furniture, has a double-aspect and is open to the front atrium void.

The bedrooms are perfectly served by a luxurious, family sized bathroom.

To the front of the property is a private, courtyard-style garden enclosed by a dwarf brick wall and decorative railings. A paved sun terrace is the ideal spot to enjoy a summers evening with friends or take quiet reflection.

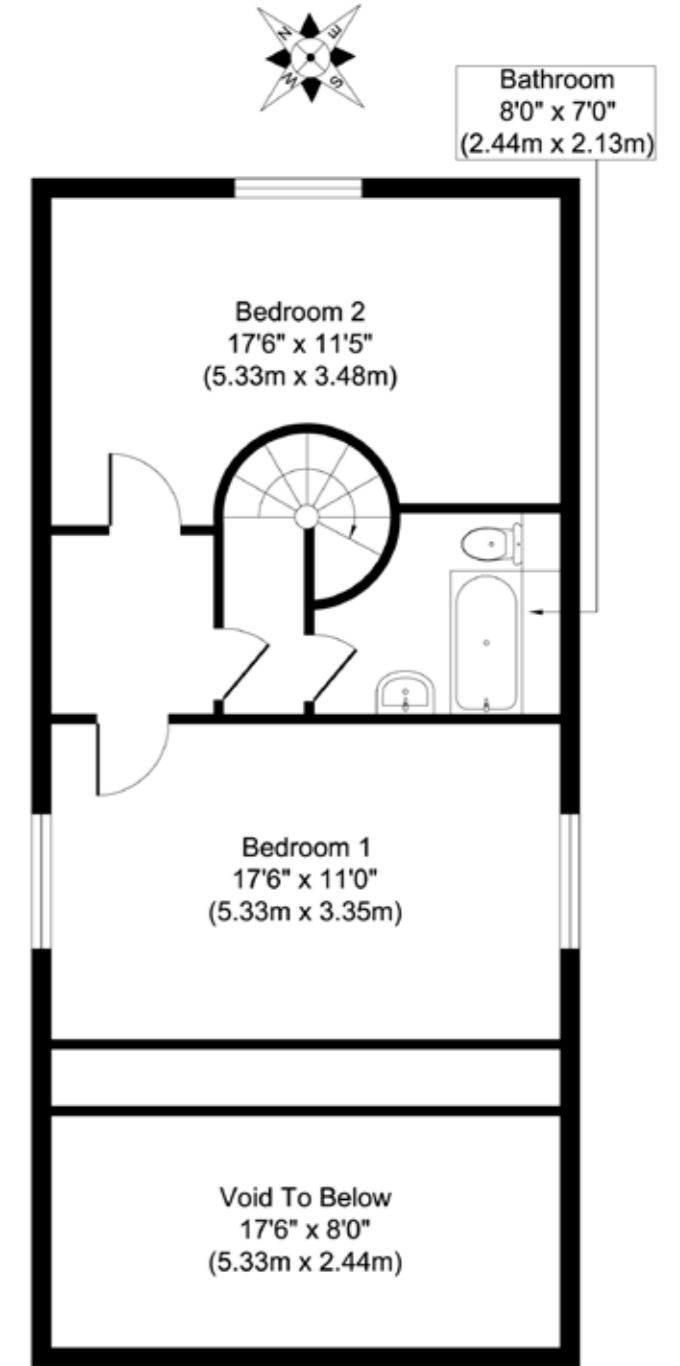
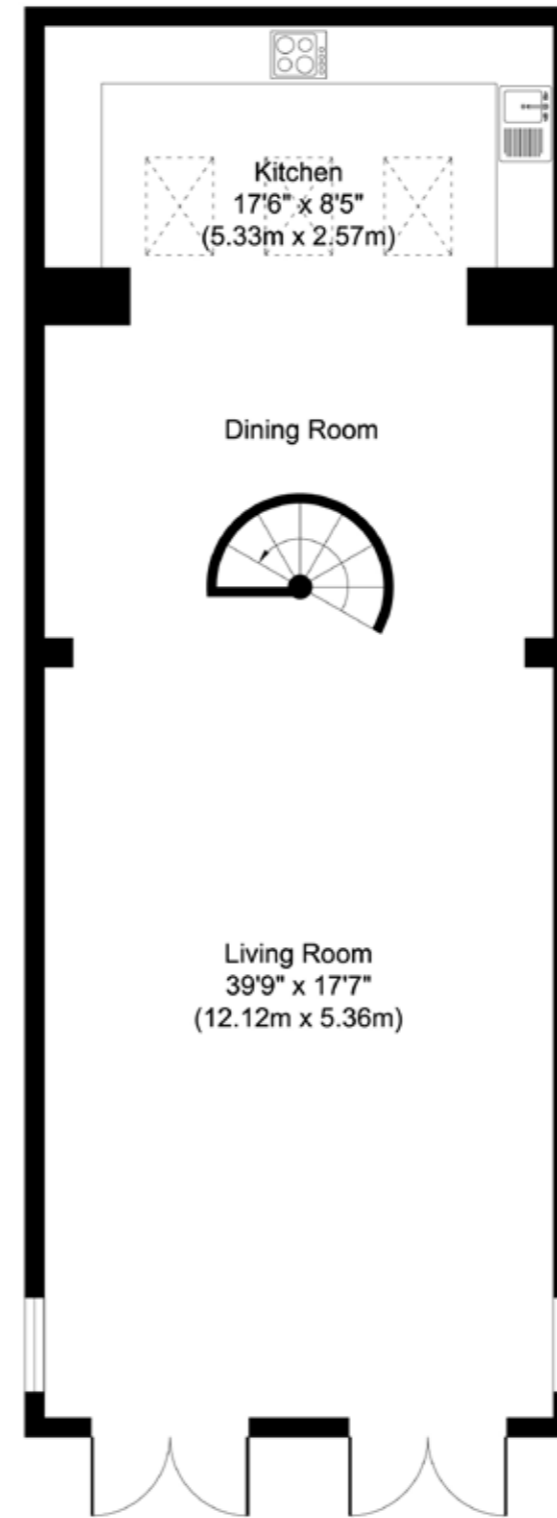


“A peaceful, quiet, haven...”

Set either side of the courtyard garden there are two private parking spaces.

Nestled on New Street, this charming residence enjoys a tranquil spot, yet benefits from being just a short stroll from the vibrant heart of Holt. This enviable position embraces the delights and amenities of the town with restaurants, coffee shops, galleries and artisan retailers quite literally on your doorstep.





Ground Floor
Approximate Floor Area
861 sq. ft
(79.98 sq. m)

First Floor
Approximate Floor Area
711 sq. ft
(66.05 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.

Note from the Vendor



“Cley marshes provide nearby peace and quiet, an ideal spot to watch birds.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0320-2042-1250-2307-4671

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: ///chariots.digress.unstable

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SOWERBYS



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