



THE STORY OF

# 16 Mill Street

*Holt, Norfolk*

SOWERBYS



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# 16 Mill Street

Holt, Norfolk  
NR25 6JB

Substantial Detached House

Four Double Bedrooms

Extensive Living Space

Approaching 3,000 sq. ft. of Accommodation

Modern Kitchen and Bathrooms

Impressive Garden Room

Immaculate Landscaped Garden

Garage and Off-Street Parking

Discreet Town Centre Location

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“A home in a central location, this is a light, bright and spacious place to live.”

Stylish and refined living with opulent proportions all set in delightful gardens with off-street parking and a garage - whilst commanding a prime, town centre location.

16 Mill Street, in Holt, presents a rare opportunity to own a substantial, detached residence located in the heart of this Georgian market town.

Town centre locations in this historic town are more commonly reserved for

a terrace row cottage, along narrower streets, so this substantial, modern residence is certainly a rare offering. This home showcases stylish interiors, well-proportioned rooms, and an immaculate south-facing garden.

Set over three floors, this versatile and beautifully maintained accommodation extends to around 2,920 sq. ft. with expansive living areas, a modern kitchen, bathrooms, and generous double bedrooms.



A central hall features a utility room and a guest WC. Off the hall a study/snug provides a flexible reception - or occasional ground floor bedroom. A wonderful, open plan living area creates a substantial space which incorporates the kitchen, dining room and sitting room. The kitchen looks out over the manicured gardens and features a comprehensive range of modern units and central island. The dining room sits off the kitchen to create a highly sociable space for entertaining on a grand scale. The sitting room features a floor-mounted wood-burner and is filled with natural light, thanks to windows and double french doors leading onto a sun terrace.

Beyond the sitting room is a home office which leads to a magnificent garden room. This impressive room further extends the living area to provide additional reception space and dining options. With floor-to-ceiling glazed walls, a pitched and glazed roof, and multiple doors onto the gardens - this wonderful space perfectly embraces the private gardens.

To the first floor there are three double bedrooms which include the principal suite, with a walk-in wardrobe area and modern en-suite shower room. A family sized bathroom serves bedrooms two and three.

Rising to the second floor you will find a further bedroom, bathroom and landing area. This delightful space has some restricted head-height, but provides a highly flexible space that could be adapted to suit a variety of needs.







“Our garden room is so bright, warm and restful.”







To the front of the house is private parking and access to an integral garage. There are passageways on either side of the property that lead to the rear. On one side is a garden store with access to front and back.

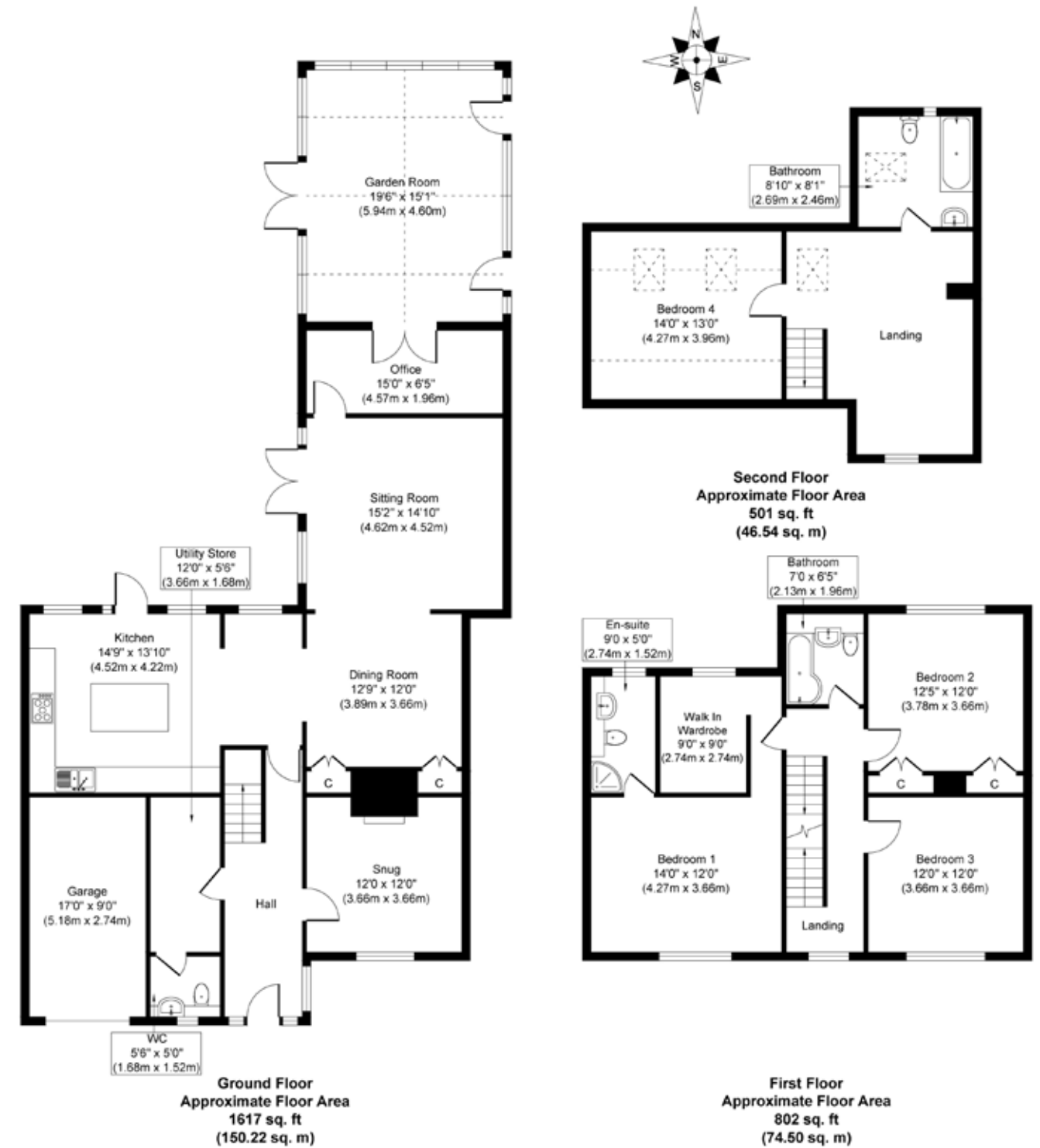
The rear garden is a real delight with an expansive paved sun terrace wrapping around a central lawn. Well-stocked, and established borders, are filled with shrubs and flowering plants to provide a delightful environment and an attractive space to unwind or entertain.

“There’s a great level of privacy with our south-facing garden.”

On the rear boundary is a personal gate that provides quick and easy pedestrian access to the town centre.

16 Mill Steet commands a discreet and quiet residential location set just off the town centre 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.





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



“With Holt on your doorstep, its range of shops and eateries offer the perfect spots to explore...”

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### SERVICES CONNECTED

Mains water, electricity and gas. Drainage to a cesspool. Gas central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 3839-0925-5000-0939-5202

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: ///tadpole.satellite.error

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# SOWERBYS



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