



THE STORY OF

Dragonfly House

Holt, Norfolk

SOWERBYS



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Dragonfly House

6 Elliott Close, Holt, Norfolk
NR25 6SB

Six Bedroom Family Home

Stunning Bespoke Kitchen

Highly Versatile Accommodation

Immaculately Presented Throughout

Elegant and Stylish Interior Design

Detached Double Garage

3,000 sq. ft. of Accommodation

Highly Desirable Location

Short Walk to Gresham's School,
and Holt Town Centre

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“Imagine dining with guests in the orangery; throw open the bi-fold doors open to the garden and let the outside in.”

Grand proportions, elegant and stylish interiors and a discreet town location come together to provide a wonderful home set in the Georgian market town of Holt.

This opulent family home combines spacious and stylish interior design with approximately 3,000 sq. ft. of accommodation, alongside a detached double garage, all ideally located a short walk from the thriving town centre, and within close reach of the prestigious Gresham’s School.

This home boasts the ability to perfectly accompany the ever-changing demands of modern-day family life. Recently remodelled and refreshed by the present

owners, the luxurious accommodation stretches over three floors and briefly comprises a spacious entrance hall giving way to all further spaces.

Arguably, the star of the home is the exceptional statement kitchen found to the rear of the property. A bespoke design to maximise both aesthetics and ergonomics, it truly is a cook’s kitchen without for a moment compromising on the ‘wow factor’. A large pantry is complemented by a wealth of floor and wall mounted units surrounding a large central island with breakfast bar and a full complement of integral appliances perfectly located to maximise the efficiency of this large room.





The kitchen leads through to the striking orangery with one side housing bi-fold doors out to the rear garden and the other side leading through to the sitting room, enjoying yet more generous proportions and featuring a contemporary wood-burning stove as a wonderful focal point.

These main reception rooms have been ingeniously designed with optional separations between each room, meaning both open-plan - or more traditional separate layouts - are fully achievable within this versatile home.

The ground floor is completed by a separate study/TV room, well-equipped utility room and a guest WC.





“With so much space,
it encouraged our client’s
extended family to visit and stay.”



The first floor is home to four large double bedrooms, all of which have been freshly interior designed. The principal room, located to the rear, enjoys bright and airy proportions alongside extensive built-in wardrobes, and of course a sophisticated en-suite with separate bath and walk-in shower alongside dual hand washbasins. A second en-suite bedroom is accompanied by two further double bedrooms, both of which feature further built-in storage and are well-served by the central family bathroom.

The second-floor houses two further double bedrooms which would equally make fabulous hobby rooms/studies and these are served by a central second floor shower room.



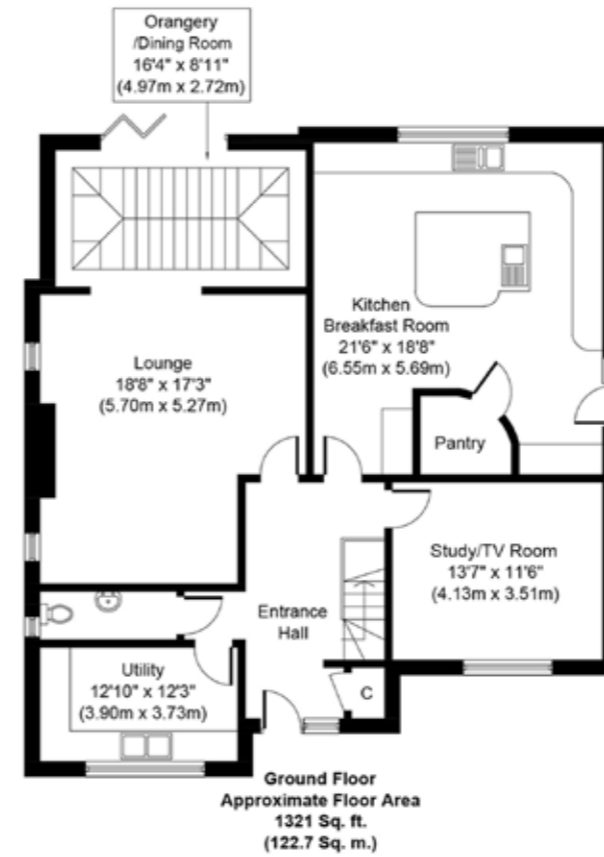
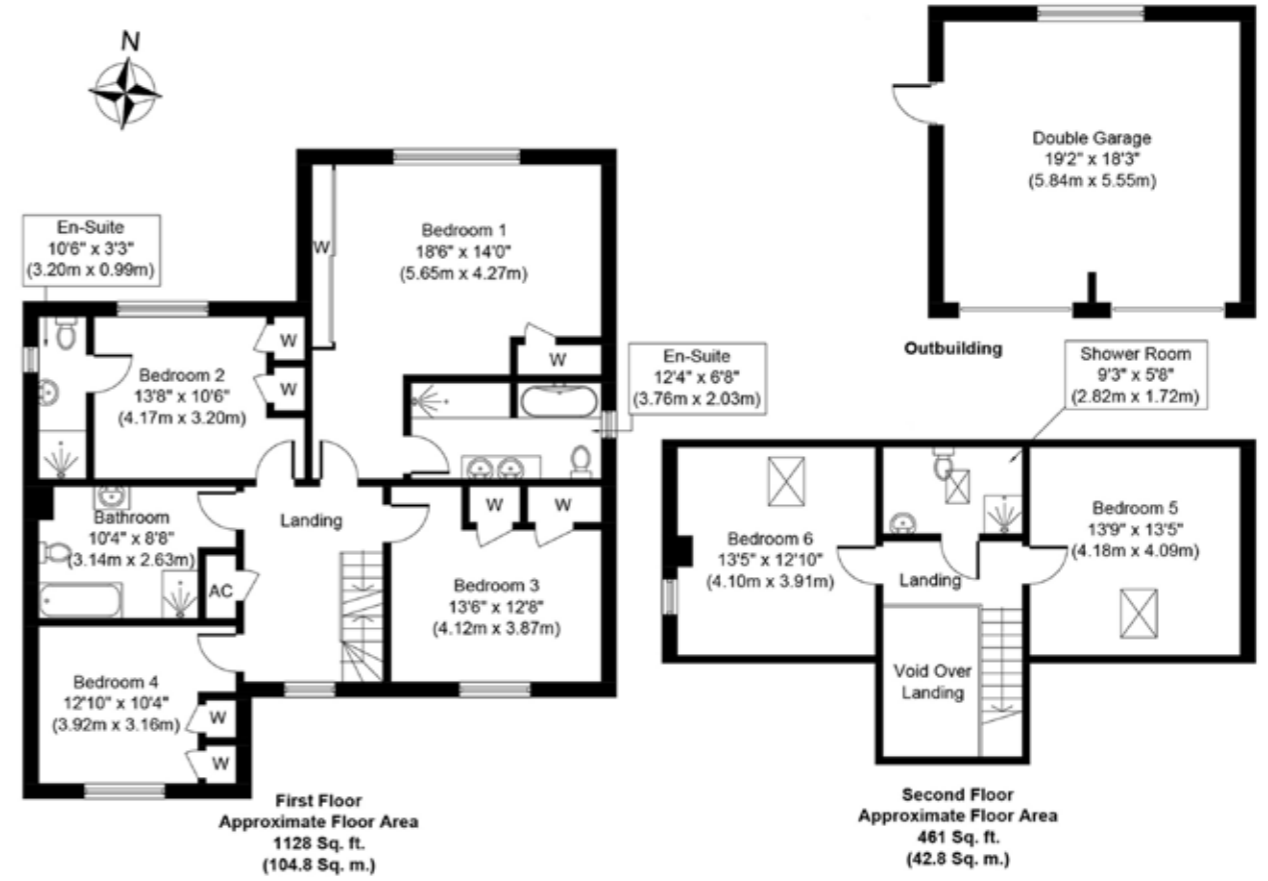


Outside, alongside its prime location, this home features a generous plot with extensive parking to the front with a large block paved driveway complimented by a large detached double garage with two sets of up and over doors.

To the rear, a varied garden features a well-kept lawn bordered by neat flower beds, box hedging and mature established trees. A paved sun terrace extends off the orangery to seamlessly integrate the house with the garden and provide delightful space for entertaining.

The property is located a short walk from Holt's thriving town centre and the with close proximity to the prestigious Gresham's School. Whilst enjoying a high degree of privacy, and a peaceful environment, this fine home perfectly embraces both the vibrant and sociable lifestyle of town-life and the coastline of north Norfolk.





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



“An opulent, stylish, and convenient home.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///buckets.dialect.manly

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