



S



THE STORY OF

White Cottage

Holt, Norfolk

SOWERBYS



S

THE STORY OF

White Cottage

Norwich Road, Holt, Norfolk
NR25 6SW

Charming and Spacious Period Residence

A Wealth of Period Features

Versatile and Spacious Living Areas

Three Double Bedrooms all with En-Suite Facilities

Cottage-Style Kitchen

Exposed Beams and Inglenook Fireplace

Flexible Outbuilding

Pretty Courtyard Garden

Ample Off-Street Parking

Edge of Town Location

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“We moved here to run a small bed and breakfast business. White Cottage is the perfect location for a short stroll into Holt.”

The perfect combination of period charm, balanced and versatile accommodation and an edge of town setting makes this fine period residence a rare and special offering - especially if a north Norfolk lifestyle is what you are looking for.

White Cottage is a most attractive, period residence which showcases an abundance of charm, versatility and well-presented accommodation, commanding an enviable and sought-after location just a

short walk from the centre of Holt.

Exposed beams, oak floors, latched doors and an inglenook fireplace are subtly fused with modern comforts to create a delightful and distinguished home.

The deceptively spacious, and well-presented, accommodation spans three floors and approaches 2,000 sq. ft. to include charming living areas, suited bedrooms, a highly versatile loft room and attached outbuildings.





Approached from the rear via a pretty courtyard garden, a hall gives way to a utility room. Off the hall a versatile sun room looks out over the walled garden and connects directly to two stores to provide immense versatility and potential for further adaptation and enhancement.

A central hall connects the rest of the ground floor living space which includes a study, sitting room, dining room, kitchen and guest WC.

“We’ve loved the living room and sitting around the inglenook...”



The charming sitting room oozes period appeal with exposed beams and a wonderful inglenook fireplace with a wood burner. Semi-open plan to the sitting room is a spacious dining room which also features exposed beams and dines six guests comfortably.

The kitchen continues the charming cottage-theme with an in-frame kitchen which enjoys a sunny double-aspect, as well as a connecting door to the dining room.

A latched door from the sitting room reveals a traditional Norfolk winder staircase to the first floor.



Having previously been operated as a small, boutique bed and breakfast the first floor is arranged with three individual double bedrooms, each boasting period features and all with en-suite facilities. Both bedrooms two and three are served by en-suite shower rooms whilst the principal bedroom enjoys a full-sized bathroom with shower.

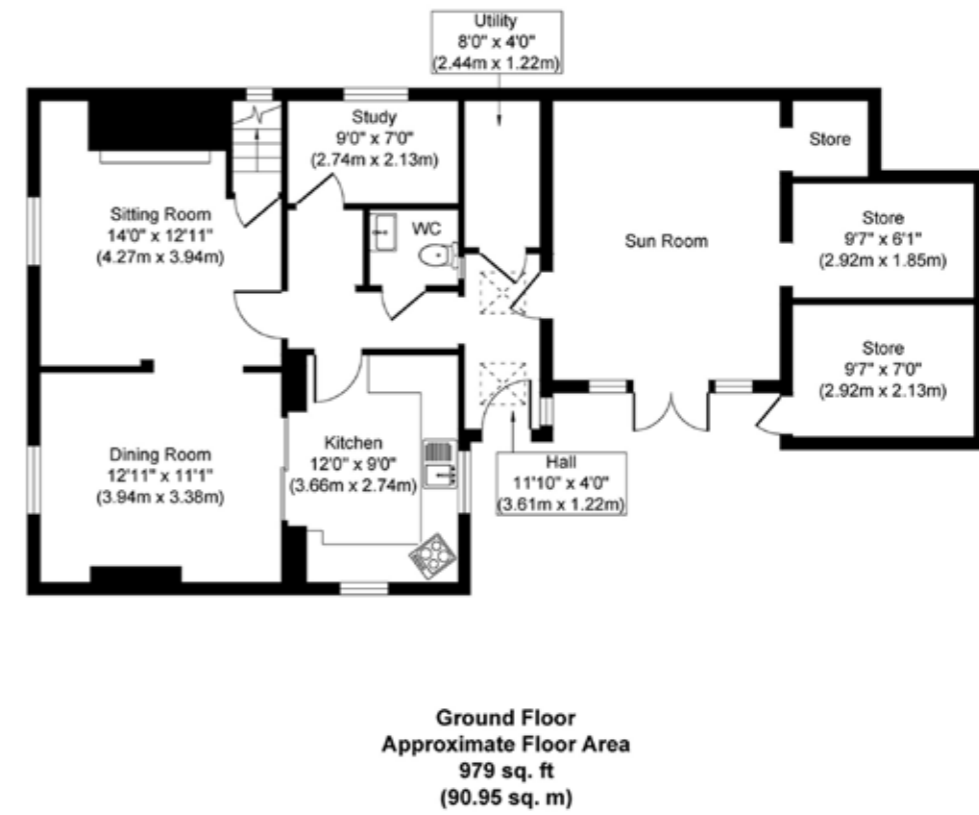
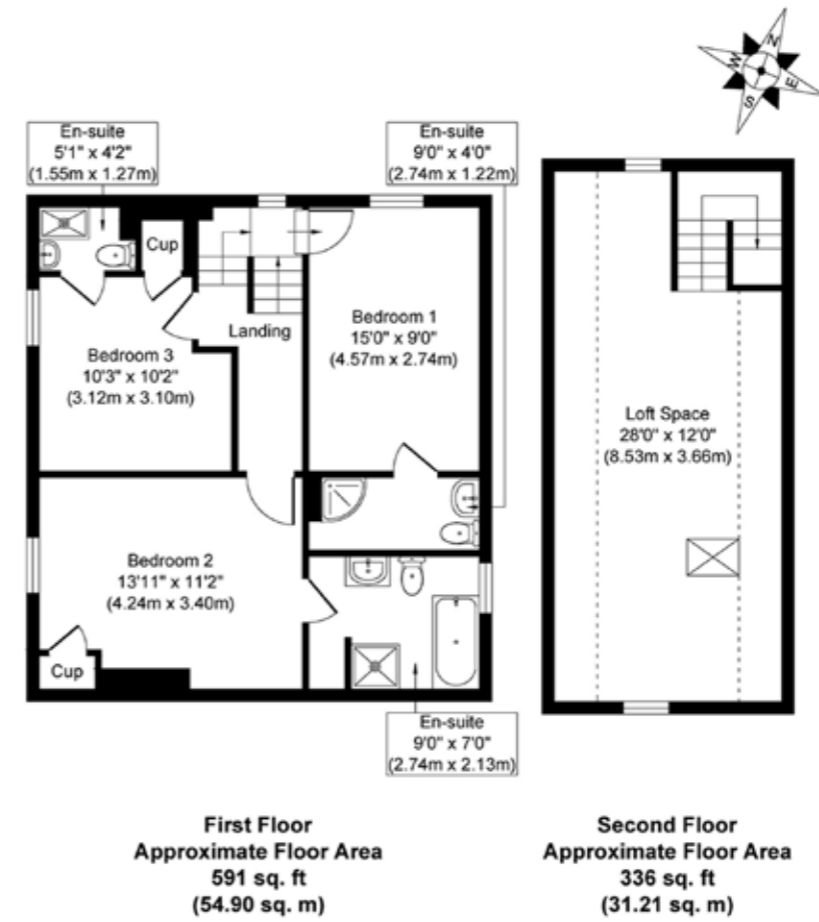
Off the landing, a turning staircase rises to the second floor where you will find a spacious loft room (with part-restricted head height). This versatile room offers an abundance of opportunities in terms of its use and has previously been utilised as the owner's accommodation, whilst the bed and breakfast was in operation.



The cottage boasts two distinct outside areas that include parking to one side, with a small vegetable plot, and a decked terrace for the afternoon sun. On the south elevation is further parking which leads round to the main garden area. This delightful space is enclosed by high, brick and flint walls to create a sheltered and attractive setting.

Mainly hard landscaped, for ease of maintenance, this charming courtyard area is a real sun trap with a southerly aspect. Accessed directly from the sun room, this charming space is the ideal spot for entertaining or relaxing. A brock and flint outbuilding provides useful garden space.

White Cottage is positioned perfectly between Holt's town centre and the country park. With a long list of convenient amenities, fine artisan retailers and an abundance of places to eat and drink, Holt is a wonderful place to live whilst providing easy access to all of north Norfolk's well-documented countryside and heritage coastline. The historic, and highly renowned, Gresham's Co-Educational School provides excellent, independent schooling facilities very nearby.



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 the Vendor



Whether it's Cromer, Sheringham or Blakeney - pictured, you're spoilt for choice...

“We love to be able to visit the nearby north Norfolk coast.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 9535-3019-2208-4042-4200

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: ///spun.mows.spinners

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL