



THE STORY OF

Thistle House

Holt, Norfolk

SOWERBYS

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Thistle House

73 Cromer Road, Holt,
NR25 6DY

Elegant Period House

Three Double Bedrooms

Classic Victorian Architecture

Open-Plan Kitchen/Dining Room

Two Formal Receptions

Generous Rear Garden

Off Road Parking

Town Centre Location

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“... a home with an on-trend yet elegant interior.”

‘Thistle House’ is a splendid Victorian residence forming part of a handsome terrace row, built originally in 1887. A mellow redbrick façade, with ornate stone window heads and a classic bayed front window, conceals a home with an on-trend yet elegant interior with balanced rooms and a generous rear garden.

An authentic Victorian hallway features the staircase rising elegantly to the first floor and solid oak floors add a touch of class.

Off the hall there are two formal

receptions, each decorated individually and featuring fireplaces. To the rear of the house, a ‘Shaker’ style kitchen sits aside a vaulted and beamed dining area with direct access onto the rear garden. A guest WC completes the ground floor accommodation.

To the first floor there are two, elegant principal bedrooms and a spacious, family sized bath and shower room. A further room makes for an ideal study for those wanting a space to work from home. Rising to the second floor you will find a generous third bedroom with fitted wardrobes in the eaves.

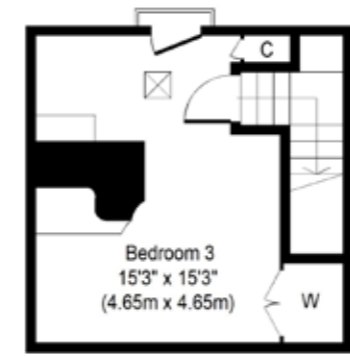




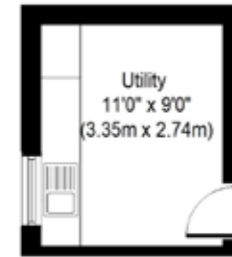
To the front of the property is a private garden area and off road parking for one car.

The rear garden initially features a sheltered courtyard area, where you will find a brick and flint built outbuilding, which now functions as a utility room and store. A pathway leads to a formal garden area featuring a spacious lawn, sun terrace and summer house. This delightful outside space enjoys a high degree of privacy and seclusion despite being so close to the town centre

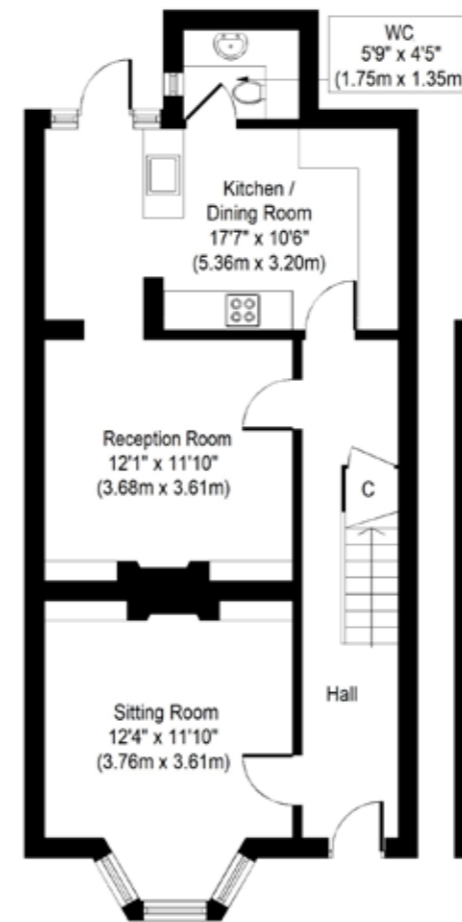
‘Thistle House’ is enviably positioned on Cromer Road between Gresham’s Independent School and Holt’s vibrant and eclectic town centre.



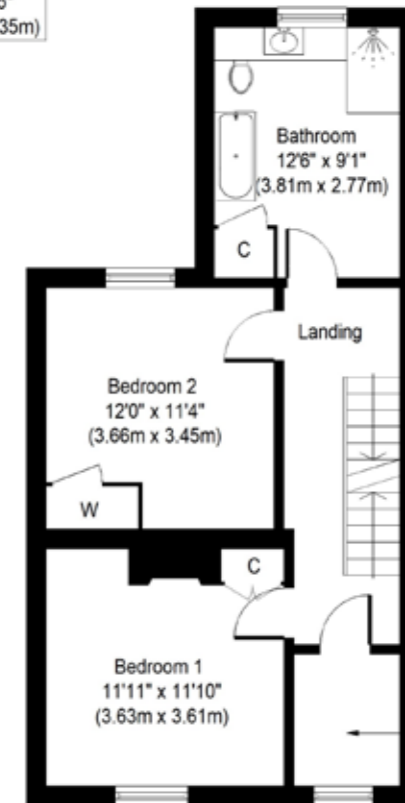
Second Floor
Approximate Floor Area
233 Sq. ft.
(21.6 Sq. m.)



Utility
Approximate Floor Area
99 Sq. ft.
(9.2 Sq. m.)
(Not Shown in Actual Location / Orientation)



Ground Floor
Approximate Floor Area
664 Sq. ft.
(61.7 Sq. m.)



First Floor
Approximate Floor Area
554 Sq. ft.
(51.5 Sq. m.)

Study
6'7" x 5'7"
(2.01m x 1.70m)

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.



The courtyard garden at Thistle House



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8210-6221-5100-7040-5296

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: ///refusals.chuck.greyhound

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