



THE STORY OF

Flint Cottage

Holt, Norfolk

SOWERBYS



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Flint Cottage

3 Bull Close, Bull Street,
Holt, NR25 6HP

Modern Flint Cottage

Stylish and Immaculately Presented Throughout
Open Plan Lounge/Diner and Shaker Style Kitchen
Two Double Bedrooms and Family Bathroom
Back and Front Garden as well as Private Parking

Town Centre Location within a Quiet and Discreet Setting

A modern twist on the classic brick and flint cottage, this property presents a turn-key opportunity in a highly popular setting. Situated in the picturesque Georgian town of Holt, mere meters from the bustling high street, this exquisite cottage serves as an ideal north Norfolk retreat or a conveniently positioned home.

Currently cherished as both a holiday haven and a lucrative rental, the cottage welcomes you with a modern, yet elegant interior designed for the comfort of up to four guests. The entrance hallway leads to the open-plan lounge/diner, featuring french doors that open to the rear enclosed courtyard—perfect for soaking in the morning sun.

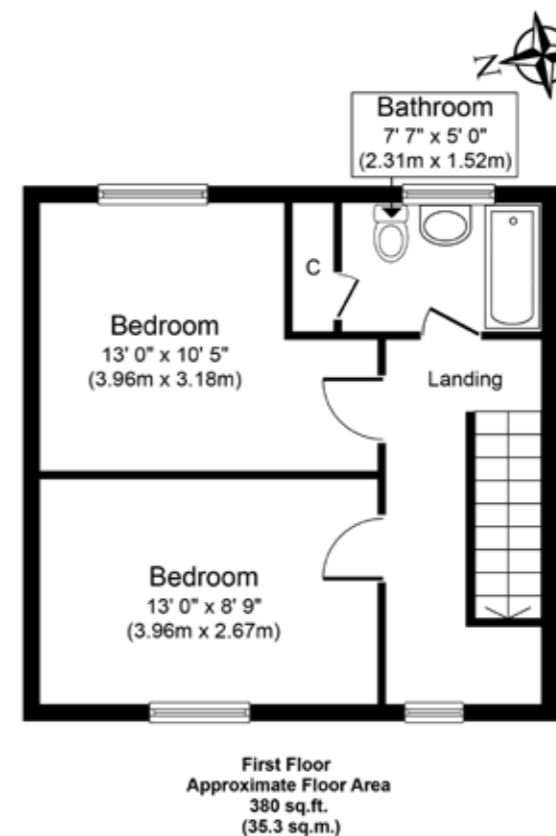
The kitchen, styled in a modern country aesthetic, boasts Shaker cabinets adorned with oak countertops, a charming Butler sink, and a suite of appliances. Ascending to the first floor, two comfortable double bedrooms await, accompanied by a family bathroom complete with a bath and shower combination, as well as a WC.

Complementing the rear courtyard garden, there's a front patio area for delightful alfresco dining when the sun graces the property. Added convenience comes in the form of private off-road parking for one car, making Flint Cottage a haven of both elegance and practicality.

SOWERBYS HOLT OFFICE
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“We would describe our home as relaxed, happy, and quiet. Living here for the past nine years, we have seen the subtle changes in Holt town centre, becoming more upmarket with lovely boutique shops and pubs.”



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



“Looking out of the bedroom windows, over the rooftops of Holt; I love the higgledy-piggledy-ness of it all.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0729-2830-7058-9874-8725

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: ///inflamed.bearings.tapes

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