



4 Cross Street
Holt | Norfolk | NR25 6HZ

FINE & COUNTRY

GEORGIAN CHARM



With a setting in the heart of the Georgian market town of Holt, this wonderful Grade II Listed three-bedroom cottage dating from around 1830 has been sympathetically and comprehensively restored. Somewhat uniquely for its position in the town, the property has the advantage of both its own garage and off-street parking, and is perfect as a family or weekend home, or holiday let. With three bedrooms (one with an en suite) and a family bathroom on the first floor, downstairs there is a particularly well-proportioned double reception room which is more than 28 feet in length, as well as a kitchen/dining room. There is also a cellar. Only minutes from Gresham's School and the boutique shops and restaurants that Holt is renowned for, early viewing is highly recommended.



KEY FEATURES

- A gorgeous and unique Georgian house in the centre of Holt
- Really good-sized Reception room with plenty of natural light
- Kitchen/Diner with pamment floor and dual-aspect windows
- Three wonderfully proportioned double Bedrooms
- Family Bathroom and en-suite to the Master
- Original features including lovely fireplaces and beautifully decorated throughout
- Southeast facing, walled and private Courtyard
- Off-Street Parking and Garage
- Perfect family home, Second home or Investment property
- Total accommodation extends to 1365sq.ft

Spacious Home

"What makes our property unique is that it is not a small cottage, but a substantial family home with onsite garaged parking right in the heart of a truly picturesque town," the owners said. "We bought it around eight years ago and had it renovated and redecorated throughout. We completely refurbished both the bathroom and the en-suite bathroom."

"We originally chose Holt because it is such a beautiful town with all the amenities of the myriad of high-quality shops and restaurants, plus because of its close proximity to both the North Norfolk coast and countryside. The property is within walking distance to Gresham's school which is a very popular boarding school in the area."

Asked what first drew them to the property, the owners replied, "We loved the house, and the fact that it is Georgian with generous sized and proportioned rooms made it even more appealing. The rare addition of onsite garage parking in the town was an additional benefit. This, of course, could be used to extend living space with suitable planning permission. The cellar is also a useful asset and again could be considered to extend family living space."

"Our plan was to rent the property out as a holiday let which we did for a short while, but decided in the end we would like it just for our sole use. As our children are now at university, we have more time to ourselves and would really like to travel more. We have therefore sadly taken the decision to sell it."





KEY FEATURES

The Courtyard Garden

"We had bespoke five-foot high Iroko wood gates made to add privacy and aesthetic elegance to the courtyard," the owners explained. "The lounge opens out onto the area via patio doors and it is a lovely little space to sit outside in the summer evenings. There is a mature climbing white flowered hydrangea and exquisite purple clematis established along the main front Georgian stone wall."

Attractive Town

The Georgian market town of Holt is one of the most attractive small towns in Norfolk, offering a wide range of independent shops and places to eat. To the south of Holt lies the Country Park and, on the west side, there are further public recreation areas, with the town playing fields to the north. These mark the start of the Area of Outstanding Natural Beauty which extends down to the celebrated north Norfolk coast three miles to the north, and with the coastal towns of Cromer just over nine miles away, and Blakeney at around ten miles. The North Norfolk Steam Railway has its terminus on the outskirts of Holt, connecting the town with the seaside resort of Sheringham six miles away.

The great benefit of the property's location is the proximity to both the town and Gresham School, not only for the prep or senior school but also for access to the Auden Theatre which hosts events such as the Holt Festival and productions throughout the year. And its location also means that Holt town centre can be reached in around five minutes on foot.

At approximately twenty-six miles by road from Holt, there is a regular train service at the Norwich mainline station to London Liverpool Street, and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.





















INFORMATION



On Your Doorstep...

The market town of Holt is ideally located for access to the North Norfolk coast with its miles of unspoilt coastline. There is easy access to major trunk roads with access to both High Kelling, Sheringham and Cromer. Holt is in an area of outstanding natural beauty along with all the amenities including supermarkets, restaurants and local shops, the areas nearby are famous for the wonderful coastline, wildlife and scenery. Blakeney, Cley are close by. There are several golf courses, bird reserves and national trust properties nearby. The educational facilities include the private Greshams School for boys and Girls from preparatory through to sixth form and also Beeston preparatory school.

How Far Is It To?...

The rapidly expanding Norwich airport to the north of the city offers extensive European flights with most destinations via Schiphol. There is a local railway station at Sheringham with connecting trains to London Liverpool Street from Norwich. The picturesque scenic route of the North Norfolk Railway runs from Sheringham to Holt and there is racing at Fakenham and Newmarket, golf at Royal Cromer, Sheringham, Mundesley and the Links at West Runton.

Services, District Council

GFCH

Mains - Water & Drainage

North Norfolk District Council - Band E

Freehold

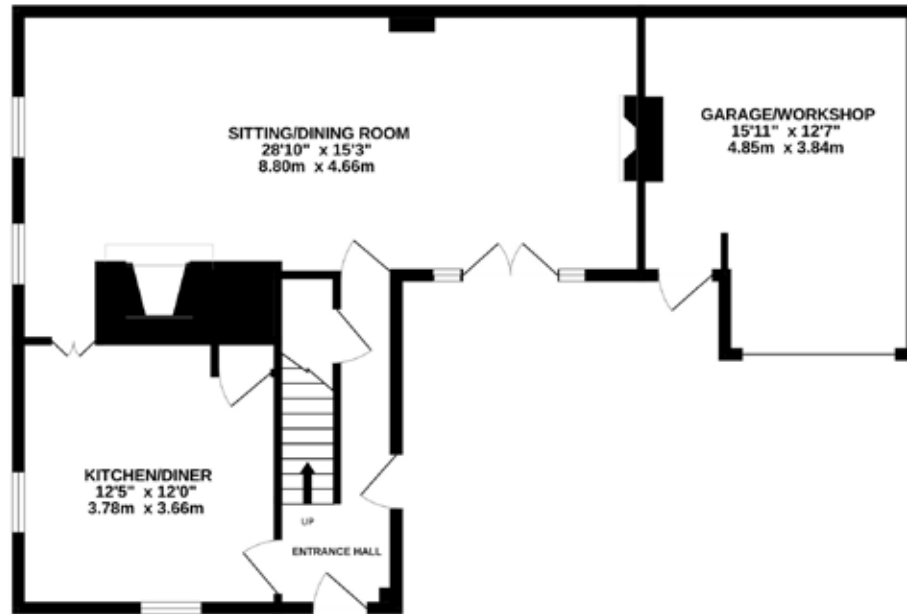
Directions - Please Scan The QR Code Below

What Three Words Location

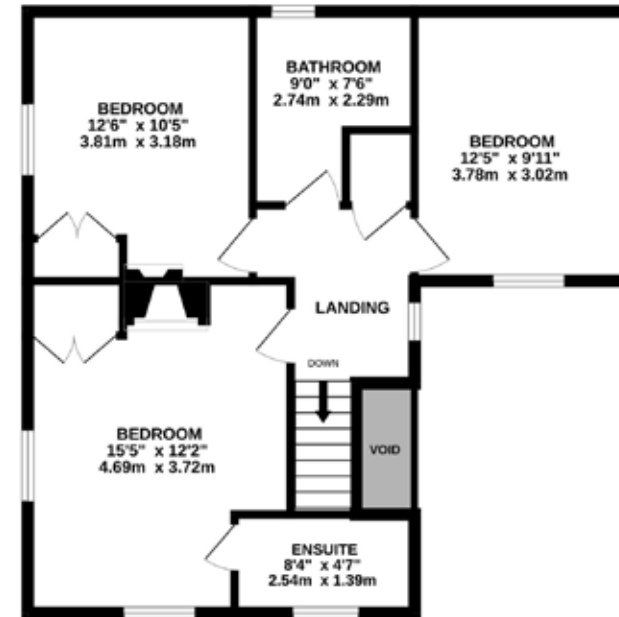
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... <https://w3w.co/grumbles.buns.foresight>



GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq.ft. (126.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



10000 20000

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Fakenham on



Fine & Country Fakenham
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190 | fakenham@fineandcountry.com

Scan the QR Code to find this property on
the Fine & Country website.

