



THE STORY OF

# The Old Garage

*Thornage, Norfolk*

**SOWERBYS**

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# The Old Garage

Holt Road, Thornage,  
Norfolk, NR25 7QB



Substantial Period Residence

Three Formal Receptions

Over 2,100 Sq Ft.

Four Double Bedrooms

Principal Bedroom with Dressing Room and En-Suite

Wealth of Period Character & Charm

Generous South Facing Gardens

Gated Off-Road Parking

Prime Village Location



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“...a unique, characterful residence...”

Classic Norfolk charm and extensive accommodation come together to create a unique, period home nestled in an idyllic village setting close to the Georgian market town of Holt and north Norfolk's heritage coastline.

The Old Garage in Thornage is a unique, characterful residence carefully cultivated from a historic building that is firmly ingrained in the local village history.

A former village garage and shop, the property has been skilfully adapted and enhanced over the years to provide a substantial home in a prime north Norfolk village position.

The accommodation is extensive, highly versatile, and lends itself very well to

personal adaptation with over 2,100 sq. ft. set over two floors.

The present owners have enjoyed the property for almost twenty years, and in that time, they have created a family home that slowly adapted as the family dynamics changed over the years with young children through to teenagers and even accommodating an elderly relative with self-contained facilities.

The current layout of the accommodation now offers great potential for further, personal enhancement with spacious receptions, four generous bedrooms, and additional supporting rooms.



A substantial conservatory set in a sheltered courtyard area provides a welcoming reception to the house and leads through to a delightful kitchen/breakfast room. A modern, country-style kitchen provides a stylish and well-appointed space perfect for family gatherings and connects to a charming snug/TV room. A staircase from the snug rises to one of the first-floor double bedrooms.

From the kitchen, the accommodation flows through to the main sitting room. A large room extending to over 26', features exposed beams and an ornate fireplace with wood-burner. To the rear half of the house, you will find a dining room connected to a study which together provide immense versatility. The ground floor is completed by a family-sized bathroom and spacious utility/laundry room.

The first-floor features no less than four double bedrooms, each with their own character and identity. The principal bedroom suite features a walk-in dressing room and en-suite shower room. A spacious and well-appointed family bathroom supports the bedrooms.





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.

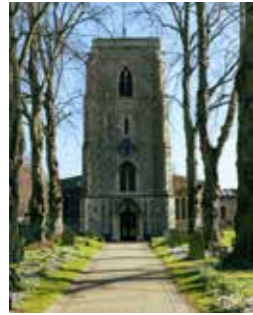
A private, gated entrance leads through to a sheltered courtyard area with secure off-street parking. A paved sun terrace runs along the Southeast elevation of the property to provide the ideal space for outside dining.

Beyond the courtyard area, a segregated and generous lawned garden enjoys a sunny Southerly aspect and is fully enclosed.

The Old Garage is nestled in a delightful village setting in the heart of Thornage. A prized village, Thornage is well-placed for the historic market town of Holt and the North Norfolk heritage coastline.



ALL THE REASONS



# Thornage

IN NORTH NORFOLK  
IS THE PLACE TO CALL HOME



A quiet hamlet on a by-road in the Glaven Valley, Thornage is located approximately 2.5 miles from the Georgian town of

Holt and the stunning north Norfolk Coast is just 6.5 miles away.

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.

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.



Note from Sowerbys



“Our sellers have cherished their time in Thornage, where delightful walks await just steps from your door. This property is ideal for both a second home and a primary residence.”

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## SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

F. Ref:- 0390-2352-8180-2292-7935

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: ///swerves.looked.laces

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