



THE STORY OF

# Sycamore Barn

*Holt, Norfolk*

SOWERBYS





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# Sycamore Barn

The Grove, Cromer Road, Holt, Norfolk  
NR25 6EB



Unique Single Storey Barn-Style Residence

Four Bedrooms and Three Bathrooms

Magnificent Open Plan Living Area

Modern and Stylish Kitchen

Exquisitely Dressed and Presented Throughout

Air Source Under Floor Heating Throughout

Vaulted and Beamed Ceilings

High Specification and Finish

Gated Grounds and Discreet Environment

Hidden Location in Holt



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“With the woods nearby,  
this is a peaceful new build home in  
an area with a lot less traffic.”

Sycamore Barn is a very special residence which manages to capture the architectural origins and natural theatre of a Norfolk barn, whilst embracing effortless style and luxurious comfort along with impressive sustainability and modernity.

Hidden away in a very discreet and private setting, Sycamore Barn could easily be described as one of Holt's best kept secrets. A distinguished and refined home, it is tucked away in a magical setting yet so in touch with Holt's historic Georgian centre, and North Norfolk's heritage coastline.

Nestled within the ultra-exclusive and private setting of 'The Grove' at Holt, this home is in a gated residential enclave made up of a small collection of individual private homes in former grounds of Gresham's School.

Designed and built in recent years by the present owner, Sycamore Barn champions the unique features and space of a traditional Norfolk barn whilst embracing modern style, lavishness and sustainability. Showcasing extremely high build quality, splendid interior design and a commendable level of specification throughout, this unique home provides a refined space fit for a modern lifestyle.







Exquisitely dressed and presented throughout, the accommodation is set out over a single level to provide lateral living space and sumptuous bedrooms which connect seamlessly with enchanting gardens with a Sylvan back drop.

Set behind a substantial brick and flint wall, and accessed through a private gate, a central courtyard area acts as a sheltered and welcoming reception to the barn. Faultless, soft red brick elevations are embellished with brick and flint panels and high-quality double-glazed sash, whilst set under a glazed pantile roof.

Step inside and you immediately feel the opulence and grand proportions of the barn with a spectacular, open plan living area. This magnificent space subtly combines a lounge area, dining space and kitchen whilst projecting itself directly out onto an expansive sun terrace and garden via two set of french doors. A captivating vaulted and beamed ceiling - with inset skylight windows - creates a feeling of immense space and volume which is filled with natural light.







The lounge area has a cosy and rustic charm with exposed brick detail to one wall and a floor mounted wood burner. The dining area sits centrally to both the lounge and kitchen to create a highly sociable space to entertain. Wide french doors from the dining area help to extend the entertaining space out to the terrace, a seamless transition from inside out.

The kitchen provides equal measures of style, functionality and practicality and features modern cabinetry capped in warm stone worktops. A breakfast bar peninsular helps to dissect the open plan sections whilst providing a highly sociable space for guests to gather. A comprehensive range of high-end integrated appliances accompany the kitchen.



A way from the social scene of the living area a concealed hallway takes you to the bedroom quarter of the property. The hall features vaulted ceiling sections with exposed beams and three windows looking over the central courtyard. Here you will find four individually themed bedrooms, each beautifully and stylishly appointed and enjoying direct vistas over the private grounds.

The principal bedroom provides a decadent yet cosy space with a vaulted and beamed ceiling, a walk-in dressing area with fitted wardrobes and an indulgent en-suite shower room.

A second principal bedroom suite also features further vaulted and beamed ceilings and a luxuriously appointed en-suite. There is a third double bedroom and a fourth twin room which are served by a stunning family sized bath and shower room.

Being a property of modern construction, every little detail has been meticulously considered in this home to ensure sustainability and modernity. Notable highlights include air-source under floor heating throughout, high-end double-glazed windows and doors, a modern electrical system and smart television capabilities to all rooms.







“A peaceful, private, and luxurious home.”



Outbuilding  
Approximate Floor Area  
1763 sq. ft  
(163.79 sq. m)

SOWERBYS — a new home is just the beginning

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.

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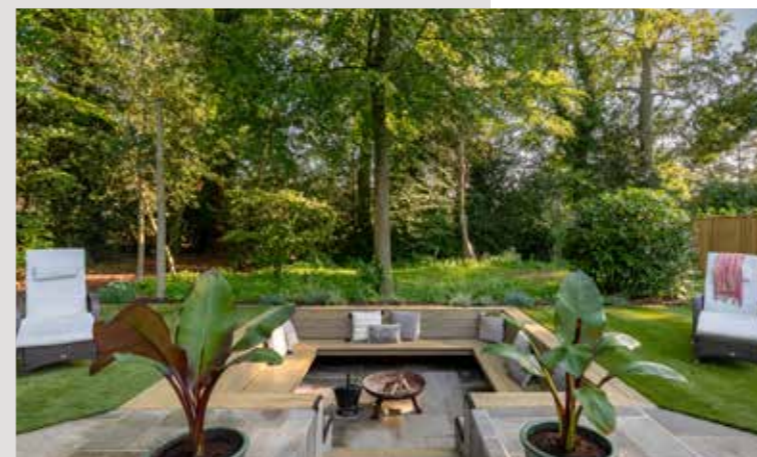
The vision, quality and refinery continues on the outside of this unique home with wonderfully private gardens on all sides. Stone paved walkways wrap around the property to seamlessly connect the central courtyard to the rear and side gardens. Freshly established soft landscaping features throughout the gardens to provide a calming and attractive environment.

Off the rear of the property, and connecting directly with the main living area, is an expansive entertaining terrace. An immense space for entertaining, the terrace provides the perfect spot for outside dining whilst steps from the terrace lead down to a sunken seating area and recessed fire pit. For both adults and children this area is a special spot for gathering day and night.

Beyond the formal garden synthetic lawn sections look out over a lightly wooded area which features an established selection of shrubs and trees whilst seasonal flowers like snowdrops and bluebells sit below the canopy of the trees. To one side is a further paved sun terrace that takes in the morning easterly sunshine. A timber-framed structure and raised deck houses a hot tub,

Set just outside the front walls of the barn there is an abundance of well-maintained communal gardens and an area allocated to the barn for private parking for several cars.

Set within The Grove, Sycamore Barn is delightfully hidden away from the bustle of Holt and benefits from excellent security thanks to the electric entry gates and remote entry system.











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*



From Holt there is a choice of coastal spots to enjoy, including Blakeney.

“It’s been great to live here and have the sea nearby.”

THE VENDOR



**SERVICES CONNECTED**

Mains water, electricity and drainage.  
Air source heating, with underfloor heating throughout.

**COUNCIL TAX**

Band to be confirmed.

**ENERGY EFFICIENCY RATING**

B. Ref:- 0320-3980-1260-2797-4575

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: ///overdone.waltzes.ally

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# SOWERBYS



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