



THE STORY OF

Summer Barn

Holt, Norfolk

SOWERBYS

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Summer Barn

Valley Lane, Holt, Norfolk
NR25 6SF

Rare Location within the Centre of Holt

Near Immediate Access to Spout Hills

Developed by a Highly Reputable Local Builder

Beautiful Character with Modern Amenities

Four Bedrooms

Three Bathrooms

Exquisite Garden

Off-Road Parking

Single Cart Shed with Double Doors

SOWERBYS HOLT OFFICE

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“Our characterful, efficient,
and welcoming converted barn.”

Valley Lane is one of the most popular and beautiful locations which Holt can offer larger properties. It is not only a short walk to the town centre, and its proximity to Spout Hills means you can also enjoy scenic and captivating walks at leisure.

The town itself has an abundance of quirky and quintessential shops, whilst still retaining its status as a Georgian market town at with many being independently run family businesses which range from bars, clothing stores,

and homeware shops.

Summer Barn was converted by a local, renowned, and highly reputable developer. The sheer level of quality, craftsmanship and finish which forms the core amongst their products is of no exception to the development here on Valley Lane. First available for purchase in 2019, the homes here never made it to the open market as buyers were already in wait to secure such phenomenal properties.



With three bedrooms and two bathrooms on the first floor, and the added benefit of an additional ground floor bedroom with en-suite, Summer Barn has a wonderful balance which perfectly caters to any need for varying family dynamics.

The true elegance of this layout is how the reception rooms communicate with one another. Beside the kitchen is a perfect area to enjoy as a day room and follow the setting sun, which contrasts the main reception room which offers warm tones and oozes character, sympathising beautifully to Summer Barn's soul.

The rear garden is a wonderful blend of mature greenery and low-maintenance aspects, mostly captured within a tall brick and flint wall. Thanks to the current owners' meticulous eye for detail and style, the landscaping which they commissioned breaks this modest garden into sublime areas which chase the sun and hold views across the fields beyond, whilst retaining privacy and the perfect space to host and enjoy during those warmer months.

To the front, the shared gravelled driveway allows space to park a number of cars and there's also a cart lodge, with double doors, should you need the space for extra storage or to house any more important vehicles.





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



“It’s peaceful and quiet living here, with easy access to everything and lovely views out.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.
Gas central heating with underfloor heating to the ground floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///frostbite.refers.approvals

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