



THE STORY OF
Pebbles
Holt, Norfolk

SOWERBYS

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THE STORY OF

Pebbles

Peacock Lane, Holt,
Norfolk, NR25 6HA

High Specification Throughout

Stylish Interior

Three Bedrooms

Private Off-Road Parking

Low Maintenance Gardens

A Stone's Throw from Holt's Restaurants
and Shops

Walking Distance to Gresham's School

Proven Holiday Let Track Record

Double Glazed and Gas Central Heating

Perfect Turn-Key Opportunity

SOWERBYS HOLT OFFICE

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“...offers a fresh and inviting interior with on trend interior design and modern comforts...”

Charm and modernity subtly fused to provide the perfect north Norfolk bolthole. Embrace the warmth and sophistication of modern living in this well-designed and ready to enjoy cottage. The interiors feature a seamless blend of contemporary finishes and classic elements, creating a welcoming atmosphere and generous family space.

Pebbles sits in a prime position just off the high street at Holt yet offers tranquil and discreet living perfect for a second home/holiday let or a highly convenient main residence.

Having been extensively remodelled and renovated in recent times, the property offers a fresh and inviting interior with on trend interior design and modern comforts throughout.

The ground floor provides a bright and spacious open-plan environment with a light filled sitting room, which leads through to an impressive kitchen/dining room and seamless access onto the courtyard garden and parking area.

To the first floor, there are three good sized, double bedrooms and a luxuriously appointed bathroom and shower.

With the ability to sleep six people comfortably, offering a prime town centre position and the added advantage of parking, this fine home is the perfect north Norfolk retreat.

Pebbles comes with the rare commodity of off-street parking and a low maintenance outside space whilst being perched discreetly just off Holt's vibrant and eclectic high street.







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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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 Sowerbys



“The property has been used a successful holiday let, stylishly decorated throughout.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, drainage and broadband. Gas fired central heating.

COUNCIL TAX

The property is currently unbanded due to being a holiday let.

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: ///cutlets.revamped.ruler

AGENT'S NOTE

Contents available for purchase within the property.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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