



THE STORY OF

Songbirds

Holt, Norfolk

SOWERBYS

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19 Albert Street, Holt,
Norfolk, NR25 6HX

Two Bedroom Period Cottage

Renovated & Presented Beautifully

Archetypal Brick and Flint Elevations

Open Plan Living/Dining Room

Ornate Sash Windows to Front

Low Maintenance Garden

Short Walk from Town Centre

Ideal Holiday Let Investment

SOWERBYS HOLT OFFICE

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“...traditional and balanced layout...”

Flint elevations, a refined stylish interior and cosy space for four guests, all set within the beating heart of the Georgian market town of Holt.

Songbirds is a classic example of a period, Grade II Listed cottage filled with character and charm set within an easy stroll of the high street of an equally historic town.

Renovated and beautifully dressed throughout by the present owners, this fine town centre cottage is the perfect north Norfolk bolthole and is ready to enjoy.

Currently being utilised as a high performing holiday let cottage Songbirds ticks every box for a Holt based second home/holiday cottage and has the option of being purchased fully furnished and equipped if required.

The traditional and balanced layout includes a good-sized front living room with wood-burning stove opening out to a dining area with ample space for a four-seater table.

The stylish shaker kitchen to the rear showcases a gorgeous Norfolk pamment tiled floor, oak worktops, appliances and a vaulted ceiling.



Upstairs, the principal double bedroom enjoys built in storage whilst a second bedroom is currently laid out with bunk beds and sits adjacent to a well-appointed shower room. Outside, the cottage benefits from a low maintenance courtyard garden with timber framed pergola providing a year-round suntrap. There is also a useful garden store.

Currently performing as a highly successful and lucrative holiday let, Songbirds is both a wonderful holiday home opportunity but equally a solid long-term investment with great financial return potential.





Ground Floor
Approximate Floor Area
345 sq. ft
(32.05 sq. m)

First Floor
Approximate Floor Area
253 sq. ft
(23.50 sq. m)

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



“This quirky cottage has been styled gorgeously throughout, keeping the character and charm at the heart of this home.”

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SERVICES CONNECTED

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

COUNCIL TAX

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

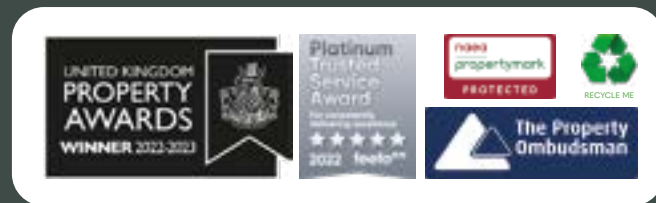
Freehold.

LOCATION

What3words: /// laugh.cobras.voltage

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