



PEBBLE
30
COTTAGE

THE STORY OF

Pebble Cottage

Holt, Norfolk

SOWERBYS

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Pebble Cottage

30 Grove Lane, Holt, Norfolk,
NR25 6EG

Superbly Located for Gresham's School
and Steam Train Station

Short Walk to the Centre of Holt

Beautifully Renovated Period Cottage

Modern Fittings with Character Features

Two Bedrooms

Two Bathrooms

Additional WC

Additional Garden

Off-Street Parking

SOWERBYS HOLT OFFICE

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“Pebble Cottage holds a captivating charm
and a warming soul...”

Grove Lane is an incredibly sought-after location, mainly for its close proximity to Holt's steam train station and Gresham's Schools, but also because it is a pleasant, easy walk of around half a mile to the centre of the High Street where you can access all that makes this Georgian market town so desirable. Not only is it popular for its essential shops, but there are plenty of independent cafes, shops and bars which really give this town its soul.

Pebble Cottage is a fantastic reflection of its town, being a beautiful, well-amenitised period cottage which holds a captivating charm and a warming soul. It has been finished to a superb standard and has been lovingly maintained to

perfectly blend modern additions with period character. Pebble Cottage is suited perfectly to be loved as a main home, although its versatility makes it a cracking home-from-home also, and it's recently been run as a successful holiday let. With two double bedrooms and two bathrooms on the first floor, not forgetting the downstairs WC - not always found in period cottages, this property caters incredibly well for visiting guests when coupled with day-to-day living.

The downstairs reception space works terrifically as a great sociable space, with the dining room being perfectly capable of lending itself to other means, such as a playroom, hobbies room or possibly the essential home office.





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.



The additional dissected garden is a tremendous addition and a key feature of this space which allows private parking too; again, another non-typical selling point for a two bedroom end of terrace cottage, moments away from Holt town centre. Given the great proportions of this additional garden, there is plenty of opportunity for an outside studio or office to work from in tranquillity whilst being surrounded by greenery.





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



Holt town centre

“It's a pleasant, easy walk to the centre of the High Street - and all that makes Holt so desirable.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 5634-7229-9300-0510-4276

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: ///begun.divider.workbench

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