



NASH COTTAGE

PLEASE DO NOT REMOVE

4

THE STORY OF

Nash Cottage

Holt, Norfolk

SOWERBYS

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THE STORY OF

Nash Cottage

4 Cromer Road, Holt, Norfolk
NR25 6EZ

Town Centre Location

Extensively Renovated and Beautifully Presented

Two Double Bedrooms

Living Room with Wood-Burning Stove

Kitchen/Dining Room

Exquisite Family Bathroom

Character Features

Off-Road Parking

Downstairs Guest WC

Ideal Second Home/Holiday Let Investment

Double Glazed Throughout

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“A sanctuary for our clients, this home has really been a labour of love.”

Handsome Georgian architecture and timeless elegance comes together effortlessly with both modern comforts and luxury in this exquisite cottage, located in the heart of one of north Norfolk's most coveted and historic market towns.

Nash Cottage is a perfectly formed slice of Georgian splendour, set just a few yards from the vibrant beating heart of Holt.

A lovely redbrick Georgian façade conceals a highly refined and elegant home which has been exquisitely and lovingly renovated by its present owners.

A real labour of love for the present owners this cherished cottage provides a sanctuary and a much-enjoyed holiday retreat set in a prime location with a plethora of amenities at its doorstep.





Set over two floors the perfectly balanced accommodation comfortably houses four guests or a sumptuous and indulgent space just for two. The cottage has been sympathetically and meticulously renovated whilst retaining much of its timeless character. A refined and elegant interior strikes the perfect balance of old and new with period detail fused effortlessly with modern comforts and style.



A charming sitting room features wood floors, a fireplace with wood burner and an elegant front bay window. A central hall provides access to a guest WC whilst leading through to the kitchen/dining room.

The delightful kitchen/dining room features a modern shaker-style kitchen with oak worktops which fuses perfectly with pamment tiled floors, charming, fitted cabinets with a rustic patina, exposed beams to the ceiling and decorative open fireplace.



The first floor shows great balance with two, individual double bedrooms each dressed beautifully. The principal front bedroom features a decorative open fireplace and sash windows to the front. The bedrooms are served by a luxurious and refined bathroom.



To the front of the cottage is a block paved driveway - with off-road parking for one car - and is enclosed by attractive flint walls. A side passage leads to a small, sheltered rear courtyard garden area which is ideal for a bistro table.



WC
5'10" x 3'11"
(1.78m x 1.19m)



Ground Floor
Approximate Floor Area
335 sq. ft
(31.12 sq. m)

Bathroom
8'10" x 5'6"
(2.69m x 1.68m)



First Floor
Approximate Floor Area
325 sq. ft
(30.19 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.



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



Sheringham offers a lovely taste of a day at the seaside.

“Town life with the coast so close by.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed. Currently on business rates.

ENERGY EFFICIENCY RATING

D. Ref:- 9469-1009-8201-6389-0200

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: ///waiters.bedrock.incur

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