



Holly House
Holt | Norfolk | NR25 6DZ

ONE OF THE FINEST IN HOLT



Fine & Country are delighted to present to the market this magnificently restored Georgian masterpiece. Imagine stepping into a bygone era at Holly House, arguably the most distinguished private residence to grace the Holt market in years.

This meticulously restored Georgian gem offers a life of unparalleled luxury, wrapped in timeless elegance.



KEY FEATURES

- A prestigious address found in the market town of Holt, adjacent to Greshams
- Stunning façade and filled with a mixture of character and contemporary features
- With versatile accommodation and multi-generational living
- Ideal permanent or second home
- Hall, Sitting Room, Dining Room, Kitchen & Utility with ground floor 4th Bed
- Three further first floor Beds, family Bathroom and Ensuite
- Off road Parking and front and rear Gardens
- Total Accommodation extends to 1416sq.ft
- Energy Rating E

Georgian Splendour

"Holly House felt like stepping into a painting for us, and offered us serenity and a chance to escape the hustle and bustle. It is truly an exquisite Georgian home," the present owners said. "Our surprise and delight at the unexpected details when we walked around for the very first time added to the charm of the property. Discovering the luxurious kitchen with marble features, gold hardware, and a vaulted ceiling was a moment of magic for us. We instantly fell in love with the charm and tranquillity that the property offered. For us, it has become our home away from home. It's full of charm every time we visit, whatever the season."

When asked what has made Holly House so special for them, the owners replied, "The log burning stoves have been at the heart of many evenings spent enjoying the company of loved ones around the warmth of the fire. The tiny and perfectly formed gin bar is an unexpected addition to the living space and always makes us smile. Holly House is like a warm hug. It's been easy for us to look after, and in return it's given us many happy memories."

"We've loved the kitchen space and the height and light that floods the area," the owners said when asked about favourite spaces at the property. "And it has handmade shaker cabinets capped with stone tops and a coveted La Canche oven. Summer days are spent with the doors to the garden wide open connecting the inside with the outside. The Japanese Omni bath is also a lot of fun and offers an alternative way to bathe."

The downstairs guest room has been a favourite with visitors, who have enjoyed their own spacious en-suite and access to the garden and the tranquillity it provides.





KEY FEATURES

There's a small orangery to the side of the property, that has been used to store bikes, buggies and muddy boots to keep the house free of clutter. The dogs have at times taken refuge here.

Holly House is beautifully formed with a lovely flow to the downstairs space. It has such a calming energy on all that walk through the door. The attention to detail and specification of materials used is second to none and no expense has been spared in making it a luxurious and loving home. "We'll very much miss its energy and the uniqueness of the property. It's so beautiful inside and out, and I don't think we'll ever find a property in the area that's as charming or considered. It's ready for new memories with a new family now."

Garden Glory

There has been extensive planting work in the garden; the hydrangeas welcome you into the property, and birds, bees and butterflies are regular and welcome visitors to the lavender, alliums, fox gloves and iris that all feature in the flower beds. The lawn has been loving looked after by local gardeners who have both beautifully maintained and improved the gardens with seasonal planting.

Town and Around

The children have enjoyed the Holt Country Park and walking into town to enjoy all that it has to offer. "Breakfasts at The Owl Tea Rooms are a highlight for the children and adults alike, and since our ownership over the last seven years or so we've seen some coveted delis and restaurants appear that have further enhanced the town. Holt now boasts Meadowsweet Restaurant, which is a true gastronomic experience and a real gem to have within walking distance of Holly House."

The great benefit of the property's location is its proximity not just to the town but also Gresham's School, widely recognised for its pre-prep, prep and senior schools. Holt town centre can be reached on foot in less than five minutes while, equally, the Auden Theatre is a stone's throw away. The market town of Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty, offering a wide range of independent shops and places to eat. And further afield is the fabulous North Norfolk countryside to enjoy, or the celebrated beaches at Wells and Holkham.

























INFORMATION



On Your Doorstep...

The market town of Holt is ideally located for access to the North Norfolk coast with its miles of unspoilt coastline. There is easy access to major trunk roads with access to both High Kelling, Sheringham and Cromer. Holt is in an area of outstanding natural beauty along with all the amenities including supermarkets, restaurants and local shops, the areas nearby are famous for the wonderful coastline, wildlife and scenery. Blakeney, Cley are close by. There are several golf courses, bird reserves and national trust properties nearby. The educational facilities include the private Greshams School for boys and Girls from preparatory through to sixth form and also Beeston preparatory school.

How Far Is It To?...

The rapidly expanding Norwich airport to the north of the city offers extensive European flights with most destinations via Schiphol. There is a local railway station at Sheringham with connecting trains to London Liverpool Street from Norwich. The picturesque scenic route of the North Norfolk Railway runs from Sheringham to Holt and there is racing at Fakenham and Newmarket, golf at Royal Cromer, Sheringham, Mundesley and the Links at West Runton.

Directions - Please Scan The QR Code Below

What Three Words Location

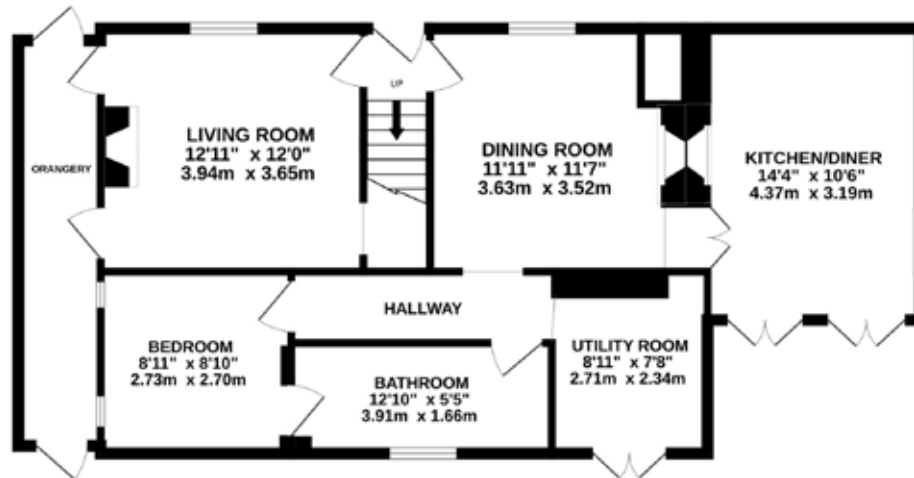
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///popular.resembles.sheds](http://popular.resembles.sheds)

Services, District Council

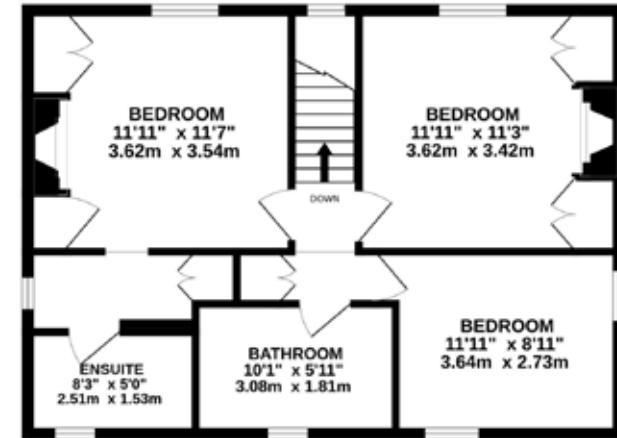
GFCH, Mains Water & Drainage
North Norfolk District Council - Tax Band D
Freehold



GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.

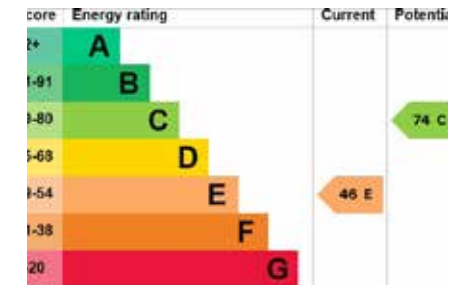


1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 sq.m.) approx.

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