



THE STORY OF

6 New Street

Holt, Norfolk

SOWERBYS

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6 New Street

Holt, Norfolk,
NR25 6JJ

Perfectly Located Within the Centre of Holt

Charming Character Features

Three Bedrooms

Outside Studio

Low Maintenance Garden

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“...a house full of charm and history.”

Nestled in the heart of the picturesque town of Holt, 6 New Street offers a delightful blend of historical charm and modern convenience. This enchanting three bedroom mid-terrace period cottage is rich in character, featuring original architectural details, exposed beams, and a cosy atmosphere that immediately feels like home.

The spacious living areas are filled with natural light, providing a warm and inviting space for relaxation and entertaining. The kitchen is both functional and charming, whilst the added benefit of the utility room leaves the kitchen free for cooking and provides further storage options. The bedrooms

offer a peaceful retreat with plenty of storage and comfort.

Beyond the cottage's interior charm, the property boasts a wonderful studio in the garden, ideal for a home office, art studio, or hobbies room. The garden itself is a serene oasis, offering a perfect escape from the hustle and bustle of a busy day spent in the town, with space for al fresco dining, gardening, and enjoying the outdoors. Located just a short stroll from Holt's vibrant town centre, 6 New Street combines the best of town and country living, making it a rare find for those seeking a character-filled home with versatile living spaces in a desirable location.



“...a warm, cosy place, from the window seat I can watch people walk by.”





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 the Vendor



Local countryside

“Watch every season come and go, and relish the stillness and silence...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 2773-3038-7205-6434-1204

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: ///piles.roosters.novelists

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