



THE STORY OF

Holly Cottage

Holt, Norfolk

SOWERBYS

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Holly Cottage

Holt, Norfolk
NR25 6HS

Very Rare Opportunity at Lees Yard

Moments Away from the Centre of Town

Beautifully Renovated to an Incredible Standard

Strong History of Holiday Letting

Three Double Bedrooms

Two Bathrooms

Private Parking

Captivating Courtyard Garden

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“We’d describe our home as characterful, cosy and welcoming.”

Lees Yard is a surreal location where properties very rarely come to market for sale.

You are mere yards away from the centre of Holt where you will find the quintessential array of quirky independent shops, cafes and bars, that fill this vibrant town and make it into one of the most popular destinations in North Norfolk.

The classic brick and flint façade conceals an equally enchanting interior, featuring wooden floors, a wood-burning stove, exposed beams and exposed walls, all of which adds to its character and appeal. This beautiful home has been lovingly and immaculately renovated to a superb

standard, where the quality of materials and craftsmanship is evident throughout.

Set over two floors and approaching just beyond 1,000 Sq. Ft., Holly Cottage offers a cosy and inviting atmosphere that offers a blend of period features alongside modern amenities.

One of the three double bedrooms is conveniently placed downstairs, just beside the ground floor bathroom, which creates a dynamic that caters beautifully to any occupants or guests that prefer to avoid any stairs.

Upstairs, the remaining two bedrooms bookend the second bathroom which completes this perfectly balanced home.





First Floor
Approximate Floor Area
300 sq. ft
(27.84 sq. m)



Ground Floor
Approximate Floor Area
738 sq. ft
(68.60 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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Outside, the cottage offers private parking for one vehicle, surrounded by pretty shrubs and flower beds. To the rear, the delightful walled courtyard garden enjoys a sunny south-westerly aspect and features a sun terrace flanked by attractive brick and flint walls.

This outdoor space provides a perfect setting for relaxation and entertaining, making it a rare find in this charming town.

“It’s so nice to be on the doorstep of everything Holt has to offer.”

Holly Cottage has been run as a very successful holiday let and it is clear to see why.

Alternatively, it serves as a delightful character home for those seeking the convenience of town amenities. Discover the timeless appeal of Holly Cottage and make it your own sanctuary in the heart of the Georgian Market town of Holt.





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



“Lees Yard is a surreal location where properties very rarely come to market for sale.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref: 2700-7953-0922-0393-3543

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: ///joined.elbowing.mailing

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