



THE STORY OF  
**Tulip Cottage**  
*Holt, Norfolk*

**SOWERBYS**





# S Tulip Cottage

32 Albert Street, Holt  
Norfolk, NR25 6HY

●  
Period Cottage

Elegant and Refined Interior

Upgraded Kitchen

Three Bedrooms

Private Garden and Off-Street Parking

Ideal Holiday Home/Let

●  
Prime Town Location

A handsome buff brick façade exudes classic, period symmetry whilst concealing a highly refined and elegant interior that offers the perfect turn-key holiday home opportunity. Set in one of the most attractive and sought-after terrace rows in the heart of the Georgian market town of Holt.

Tulip Cottage is neatly presented throughout, with a fresh interior, blended sympathetically with period charm. The cosy sitting room features a fireplace with wood burning stove and slate tiled hearth, an element of the home the current owners have thoroughly enjoyed sitting around on many winter evenings. The kitchen is modern and stylish with ‘Shaker’ style cabinets and a suite of

appliances and ample space to dine. A rear lobby provides access to the well-appointed bathroom and outside to the courtyard garden.

The first-floor features two double bedrooms and a single third bedroom/study.

To the front of the cottage is a private driveway with parking for one car. To the rear the courtyard is enclosed by panel fencing and creates an intimate space for entertaining, with a personal gate out to Mill Lane. This highly sought-after location is perfectly placed to embrace the delights of Holt and the wider appeal of North Norfolk and the coastline.

**SOWERBYS HOLT OFFICE**  
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Bedroom  
10'7" x 7'3"  
(3.23m x 2.21m)

Bedroom  
7'7" x 7'3"  
(2.31m x 2.21m)



First Floor  
Approximate Floor Area  
318 sq. ft  
(29.57 sq. m)



Bathroom  
8'10" x 6'4"  
(2.69m x 1.93m)

Kitchen/  
Breakfast Room  
14'10" x 9'0"  
(4.52m x 2.74m)

Sitting Room  
11'11" x 11'7"  
(3.63m x 3.53m)

Ground Floor  
Approximate Floor Area  
406 sq. ft  
(37.72 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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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



Holt town.

“We’ve felt so relaxed...the fresh air, kind neighbours, good restaurants and lovely shops.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas, drainage and Broadband.  
Gas central Heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 2234-1228-3400-0950-1276

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: ///sleep.should.fitter

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# SOWERBYS



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