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THE STORY OF

# Holbrook

*Glandford, Norfolk*

SOWERBYS



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# Holbrook

Glandford, Norfolk  
NR25 7JP

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Detached Residence

Distinct Architectural Design and Provenance

Built as Part of a Model Village in Early 1900's

Three Bedrooms and Two Bathrooms

Over 2,000 sq ft. of Accommodation

Extensive Potential for Enhancement

Off-Road Parking and Garage

Glorious Private Grounds and Paddock  
of Approximately 1.6 Acres (STMS)

Glaven Valley Conservation Area and  
Area of Outstanding Natural Beauty

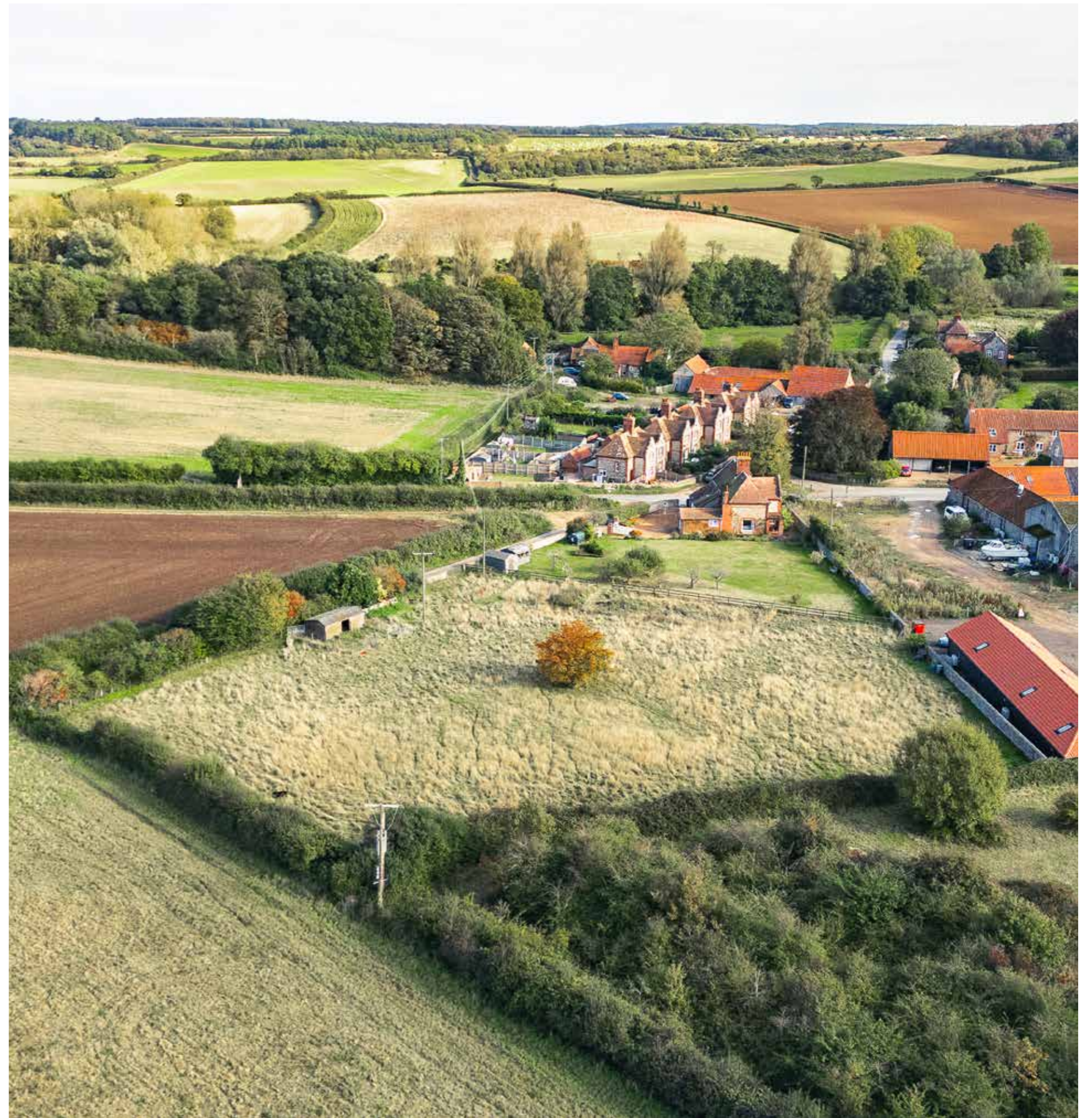
First Time to Market in Nearly Fifty Years

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Holbrook is a rare gem that comes to the open market for the first time in almost fifty years. Set in the heart of Glandford and amongst the idyllic and undulating setting of the Glaven Valley, arguably some of north Norfolk's most picturesque countryside and just a stone's throw from the coast.

The property takes its name from a previous occupant, Tom Holbrook, who was the village church warden, who lived here whilst it functioned as 'The Reading Room'. Sir Alfred Jodrell, a local landowner, commissioned and built the village at the turn of the century. The village comprised brick and flint cottages with characterful Dutch gables for estate workers at Bayfield Hall.

The house is set over two floors and extends to over 2,100sq ft. Inside, you are greeted by a traditional kitchen/breakfast room featuring an electric Aga and a large archway flowing straight into the dining room. The central hall is a room in itself that has been just as thoroughly used as the rest of the house. A substantial, dual aspect formal sitting room occupies the south-west aspect, with stunning views overlooking the garden and paddock, and features a Clearview stove and beautiful parquet floor. The ground floor also offers a guest WC.

The first floor consists of an impressive principal bedroom suite with fitted wardrobes and en-suite shower room. There are two further bedrooms of great proportions, and each affording delightful views over the village and surrounding countryside. A family sized bathroom serves the additional bedrooms.

The property offers exceptional scope for further enhancement and the creation of a bespoke, period home in a wonderful location.



The bottom step of the stairs is the perfect spot to sit on the phone.





Holbrook is set in wonderful, private grounds of around 1.6 acres (STMS). Set behind private gates a spacious courtyard area provides extensive off-road parking and access to the attached garage. A terrace looks out over a south-west facing formal garden area that is laid to lawn and enclosed by attractive, brick and flint walls. Beyond the formal gardens is an idyllic paddock area (around 1 acre (STMS)) that is also fully enclosed by brick and flint walls and adjacent to open countryside. Within the paddock is a stable where a variety of livestock has been kept.



A private residence since the mid 1960's and purchased by the present owners in 1977 Holbrook has been a much loved and enjoyed family home. With distinctive design and architecture like Dutch gables, and terracotta decorative details the house epitomises its period and the boundary walls, fences and gates have co-ordinated as part of the distinct model village design.



First Floor  
Approximate Floor Area  
794 sq. ft  
(73.74 sq. m)



Ground Floor  
Approximate Floor Area  
1,371 sq. ft  
(127.33 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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# Glandford

## A HISTORICAL MODEL VILLAGE

Glandford, Norfolk is a charming village located near Holt and close to the stunning North Norfolk coast. This area is known for its picturesque countryside, beautiful beaches, and traditional seaside towns, making it a fantastic place to live for those who enjoy a relaxed and scenic lifestyle.

A local landowner and benefactor, Sir Alfred Jodrell of Bayfield Hall, was instrumental in Glandford's development. He had inherited Bayfield Hall and Estate in 1882, which encompassed land in and around Glandford. He rescued the church from ruin, rebuilt the mill and built a model village here from the 1890s. The village included several brick and flint cottages, which have characterful Dutch gables, for estate workers at Bayfield.

Holt, a nearby market town, offers a range of amenities including independent shops, cafes, and restaurants, as well as a thriving arts and cultural scene. The town also has excellent schools, making it an attractive location for families.

Living in close proximity to the coast provides residents with easy access to stunning beaches, nature reserves, and coastal walks. The area is perfect for outdoor enthusiasts, offering opportunities for birdwatching, sailing, and water sports.

Overall, Glandford, Norfolk and its surroundings offer a peaceful and idyllic setting with easy access to both the countryside and the coast, making it a highly desirable place to live.



### Note from the Vendor



“One of our favourite places to explore has been the freshes at Stiffkey.”

The freshes, Stiffkey.



### SERVICES CONNECTED

Mains water and electricity. Oil-fired central heating. Drainage via septic tank.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

F. Ref:- 9253-3942-7200-1794-8200

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: ///leads.waged.baker

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# SOWERBYS

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

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Charity  
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