



26a New Street, Holt

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Independent Estate Agents

Pointens





**26a New Street,
Holt, Norfolk NR25 6JH**

North Norfolk Coast: 3 miles

Norwich: 20 miles

Former Victorian school that has been imaginatively converted into a unique home with a 48 feet open plan living area. Step outside the former school and you will find yourself immersed in the Georgian splendour that is Holt.

Guide Price £425,000



THE PROPERTY

The property offered for sale is a truly unique character home situated just a stone's throw from Holt High Street and all its extensive amenities and facilities. This impressive contemporary conversion of a former Victorian school house offers unique living space to include a 48' long open plan living area to include a well fitted out kitchen. On the first floor a landing leads to two good size bedrooms and a family bathroom. The property enjoys the benefit of sealed unit double glazing and gas fired central heating with underfloor heating on the ground floor and radiators on the first floor. Outside, to the front of the property is a courtyard garden and off street parking for two vehicles. The property has no onward chain.

Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture that is found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

DIRECTIONS

On foot, upon leaving the sole agent's office, turn immediately left into New Street. After around 100 yards, the property will be found on your right hand side identified by a Pointens 'For Sale' board.

ACCOMMODATION

The accommodation comprises -

Two pairs of double doors, leading to -

Sitting Room

Television point, spiral staircase to the first floor. Part vaulted and timbered ceiling. Tiled floor.

Kitchen

Extensive range of fitted base units with work surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted electric oven, surface hob, dishwasher, plumbing for automatic washing machine. Extractor hood. Tiled floor. Wall mounted gas fired boiler for central heating and domestic hot water. Part vaulted and timbered ceiling with three roof lights.

First Floor

Landing

Exposed beams.

Bedroom One

Vaulted and beamed ceiling. Three fitted storage cupboards. Radiator.

Bedroom Two

Radiator. Vaulted and timbered ceiling.

Bathroom

Panelled bath with mixer tap and shower attachment. Shower screen, pedestal washbasin, W.C. Stainless steel heated towel rail, electric shaver point. Vaulted and timbered ceiling, tiled floor.

Curtilage

To front of the property there is an enclosed courtyard garden with dwarf brick wall and decorative railings. There are also two allocated parking spaces.

General Information

Tenure: Freehold.

Council Tax Band: D (£2245.88–2024/25)

Energy Performance Certificate: Band C.

Services: All mains services are connected.

Local Authority: North Norfolk District Council tel: 01263 513811.

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

Ref No: H313272.

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Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

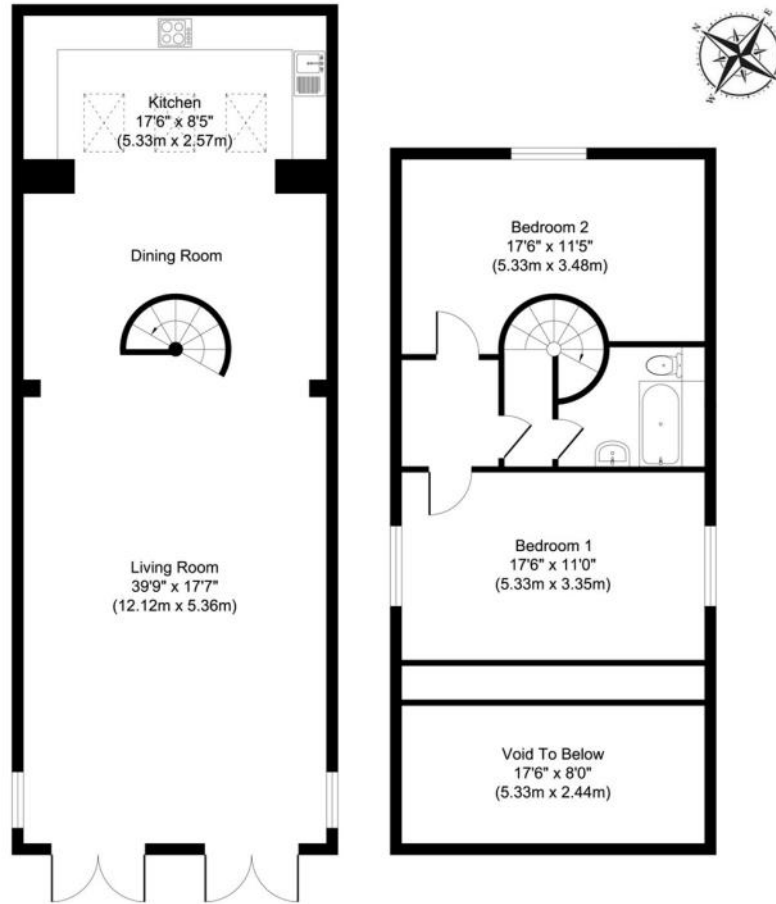
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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.





Ground Floor
Approximate Floor Area
861 sq. ft
(79.98 sq. m)

First Floor
Approximate Floor Area
711 sq. ft
(66.05 sq. m)

The Old School, 26a New Street, Holt, Norfolk NR25 6JH

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