



Pebble House, New Street, Holt





**Pebble House, 35 New Street, Holt
Norfolk NR25 6JH**
North Norfolk Heritage Coast 3 miles,
Norwich 20 miles

A rare opportunity to acquire one of the very few detached Georgian houses in Holt. This unspoilt Grade II listed property has retained many of its original features. Outside, there is plenty of off street parking, a garage and wonderful, fully walled gardens.

GUIDE PRICE £850,000



The Property

An incredibly rare opportunity to acquire a Grade II listed Georgian detached house — one of only a few in the town. The property is situated just off the centre of the town and its extensive amenities. In good condition throughout, the well appointed accommodation briefly comprises an entrance hall, a double aspect sitting room with an open fireplace, a dining room and a well fitted out kitchen with an Aga and a bay window with seating overlooking the rear garden. There is also a utility room, a walk-in pantry, a cloakroom and a dry cellar. On the first floor, a landing leads to four decent size bedrooms, a bathroom and a shower room. The property benefits from gas fired central heating and retains many of its original features to include sash windows, tiled floors, wooden mouldings, pamment floors and original doors with brass handles. Outside, double doors lead to a shingled off street parking area which in turn leads to a detached brick and tile garage. To the rear of the property there is a wonderful, private fully walled garden.

The Location

Holt is an old Georgian former market town offering some of the most exclusive shops to be found in North Norfolk including an excellent range of delicatessens, gift shops, art galleries, a large quality department store, Budgens supermarket and essential services such as banks, and building societies and post office etc. The main doctor's surgery is on the edge of Holt at High Kelling. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. Holt is well located for easy access to the North Norfolk coast 5 miles away at Weybourne with other coastal villages also nearby including Cley-Next-The-Sea and Blakeney. To reach the centre of the Cathedral City of Norwich, with its International Airport and mainline station to London Liverpool Street, takes about 40 minutes by car.

Directions

From the sole agents office turn left into New Street. Pebble House will then be found on the left hand side after around 100 yards identified by a Pointens for sale board.

Accommodation

The accommodation comprises: -

Original front door with brass fittings and knocker.

Hallway

Original tiled floor, radiator. Door to rear garden. Coat pegs. Staircase to first floor, door down to cellar.

Sitting Room (22' x 12'5, double aspect)

Open fireplace with wooden surround. Television point. Radiator.

Dining Room (12'4 x 12'2)

Radiator. Open fireplace with wooden surround.

Kitchen/Diner (14'3 x 12'1)

Range of fitted base units with wooden work surfaces over. Inset double sink with mixer tap. Three door Aga. Tiled splashbacks. Range of matching wall units. Fitted dishwasher and fridge. Television point. Store cupboard. Pamment floor. Bay window with window seat overlooking the rear garden. Steps lead down to -

Utility Room (13'8 x 7'7)

Butler sink, two wooden draining boards, plumbing for automatic washing machine and drier. Wall mounted Worcester Bosch gas fired boiler for central heating and domestic hot water. Built in cupboards, radiator. Door to rear garden. Pamment floor.

Walk-in pantry

Fitted shelving, pamment floor, coat pegs.

Cloakroom

W.C., pedestal washbasin, radiator. Pamment floor.

First Floor

Landing

Radiator.

Bedroom One (13'5 x 13')

Wardrobe, radiator.

Bedroom Two (13'5 x 12'8)

Radiator.

Bedroom Three (15' x 8'4)

Radiator.

Bedroom Four (21'2 x 8', double aspect)

Radiator. Fitted airing cupboard with factory lagged tank and shelving.

Shower Room

Shower cubicle, pedestal washbasin, bidet, W.C. Two wall mounted cabinets. Radiator. Electric shaver point.

Bathroom

Panelled bath, W.C., radiator. Heated towel rail.

Curtilage

To the front of the property there is walling and railings. To the side of the house there are high electric wooden double gates which lead to a shingled driveway providing off street parking for several vehicles. This in turn leads to a brick and tile garage (24'7 x 10') with double wooden doors, electric power and light and a personnel door. The rear garden comprises a patio area directly behind the house, a lawned area, various inset flower and shrub beds and mature trees. There are two brick and tile storage sheds. The garden is fully enclosed by high brick and flint walling.

General Information

Tenure: Freehold.

Council Tax Band: F (2024/25—£3244.06)

Energy Performance Certificate: To be confirmed.

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

Services: All mains services are connected.

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

Ref: H313281

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.

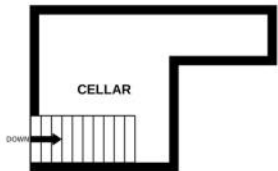
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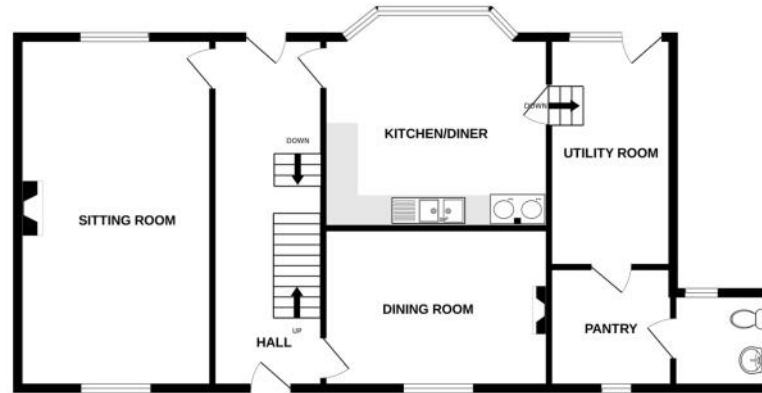
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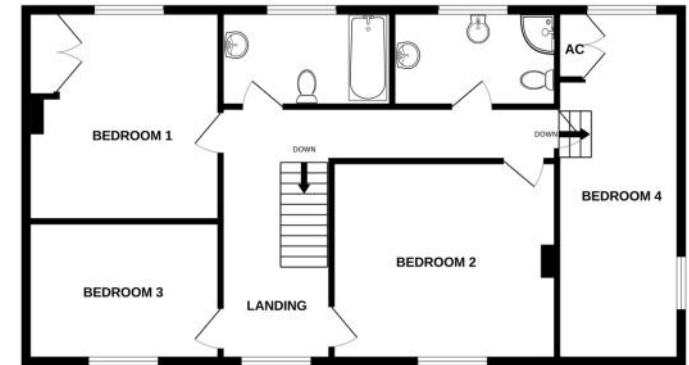
BASEMENT
106 sq.ft. (9.9 sq.m.) approx.



GROUND FLOOR
551 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
904 sq.ft. (84.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1961 sq.ft. (182.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Independent Estate Agents

Pointens

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