



THE STORY OF

Blackbird Cottage

Holt, Norfolk

SOWERBYS



THE STORY OF

Blackbird Cottage

Holt, Norfolk
NR25 6EJ

Grade II Listed

Prime Location in Holt

Close to Amenities

Spacious Sitting Room

Character Features Throughout

Well-Equipped, Functional Kitchen

Two Comfortable Bedrooms

Modern, Well-Presented Interiors

Private Garden with Lawn and Patio

Gravelled Driveway with Parking for Two Cars

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



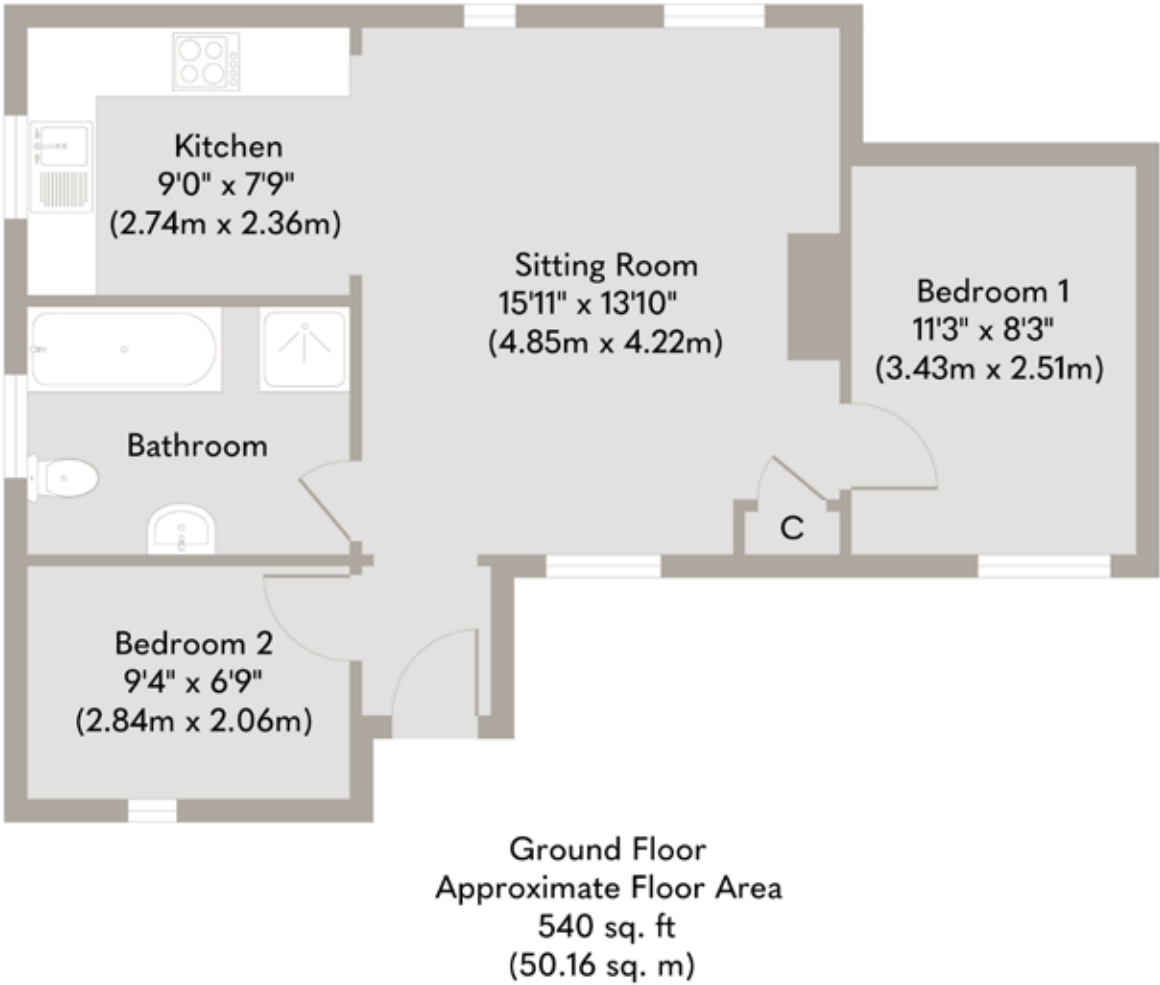


Located in the charming and highly regarded market town of Holt, Blackbird Cottage offers a perfect blend of traditional Norfolk character and modern comfort. Holt is renowned for its picturesque streets, independent boutiques, and thriving community atmosphere, all within easy reach of the stunning North Norfolk coastline. This delightful cottage is ideally positioned for those seeking a tranquil retreat while still enjoying the convenience of local amenities, excellent dining options, and beautiful countryside walks.

Stepping inside, the property boasts a well-designed and inviting layout, featuring a spacious sitting room with ample natural light, a striking vaulted ceiling that enhances the sense of space, and plenty of retained character features. The kitchen is thoughtfully arranged, offering modern appliances and a cosy yet functional space for preparing meals. Fully refurbished in 2022, the cottage benefits from two comfortable bedrooms, perfect for guests or home office space, while the bathroom is well-appointed with a full-size bathtub and shower. With a warm and welcoming ambiance throughout, this home is ideal as a full-time residence, a holiday retreat, or an investment opportunity. Currently run as a second home and a very successful holiday let, it presents excellent potential for continued rental income.

Outside, Blackbird Cottage enjoys a beautifully presented garden with a lawned area, vibrant planting, and a charming patio space, perfect for al fresco dining or relaxing in the sun. The property also benefits from a gravelled driveway with ample parking for two cars, ensuring both convenience and practicality. Enclosed by mature hedging and fencing, the garden offers a private and peaceful escape, ideal for enjoying the best of Norfolk's countryside lifestyle.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

Holt

A STRONG SENSE OF COMMUNITY
AND A FINE MARKET TOWN

Holt thrives on a strong sense of community, supported by proud residents and local businesses. Many champion the ‘Love Holt’ initiative, celebrating the independent shops that bring vibrancy to the Georgian town centre. The town hosts numerous local events throughout the year, including the Holt Festival and the 1940s Weekend, which takes over the town and the heritage ‘Poppy Line’ railway running between Holt and Sheringham.

Holt boasts traditional shops like a butcher, fishmonger, and greengrocer. It even has its own department store and food hall, Bakers and Larners, a local landmark run by the same family since 1770. Chic boutiques and luxe lifestyle stores fill the town and its surrounding yards, offering beautiful items for your home and wardrobe. Norfolk Natural Living, known for locally made fragrances, is a notable stop.

Life in Holt is leisurely, with numerous spots to enjoy a coffee or a meal. Byfords café, believed to be the oldest house in town, is a central landmark and an ideal place to watch the world go by. There’s no rush—relax and savour country life! The town also hosts the historic Gresham’s School.

Holt features an abundance of Georgian properties, especially around the town centre. Further out, you’ll find leafy roads with stylish, detached 1930s family homes and well-designed contemporary houses that blend with the countryside. For those wanting to reconnect with nature, Holt Country Park and Spout Hills offer heathland and green spaces.

Holt is one of Norfolk’s finest market towns, offering the perfect spot to enjoy country life. With easy access to the coast and city, if this sounds like your kind of place, let us help you find your next property.



Note from Sowerbys



“Blackbird Cottage enjoys a beautifully presented garden with a lawned area, vibrant planting, and a charming patio space...”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

The property is currently serving as a holiday let and therefore is subject to business rates.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///saved.mimics.menswear

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

