



THE STORY OF

Glaven Farm

Holt, Norfolk

SOWERBYS



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Glaven Farm

Thornage Road, Letheringsett, Holt, Norfolk
NR25 7JE

Grade II Listed Farmhouse

Landscaped Gardens, Water Meadow,
River Frontage, and a Studio

Spacious Living Areas

Four Bedrooms, Two Bathrooms,
Study, and Attic Rooms

Charming Studio: Ideal for Work,
Art, or Guest Accommodation

Idyllic Outdoor Spaces

Pathways to a Pond and the River Glaven

Summer House Retreat, a Peaceful
Spot for Relaxing in Nature

Located in Glaven Valley, close to
Holt and Norfolk Coast

Access to Shops, Cafes, Gresham's
School, and Coastline

SOWERBYS HOLT OFFICE

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Steeped in history and full of timeless character, the property stands within 3.8 acres (STMS) of beautifully maintained grounds, comprising landscaped gardens, a wildflower water meadow, river frontage, and a charming studio, a truly exceptional setting for those seeking a tranquil lifestyle immersed in nature.

The house itself, extending to over 2,800 square feet, has been lovingly maintained to honour its heritage while offering generous and flexible living space. A welcoming entrance hall leads to a light filled kitchen and family room, ideal for both relaxed family life and informal entertaining. The accommodation continues with an inner hall, walk-in pantry, rear lobby, cloakroom, a cosy sitting room with a wood burning stove, and a character filled dining room with exposed brick fireplace. Upstairs, the first-floor landing provides access to a spacious master bedroom, two bathrooms, a study, and three further bedrooms. The second-floor features two attic rooms, ideal for storage, hobbies, or potential conversion, depending on your needs.

A separate studio, located discreetly within the grounds, provides a versatile space perfect for remote working, art or music studios, guest accommodation, or a peaceful retreat. Surrounded by nature and separate from the main residence, it offers both inspiration and privacy.

The charm of this property extends far beyond its walls. The extensive grounds have been thoughtfully arranged to offer a blend of formal and informal outdoor living. A sweeping gravel driveway leads to a generous parking area for several vehicles, bordered by established hedging and trees that offer privacy and seclusion.



A charming Grade II listed farmhouse in the heart of the North Norfolk Countryside.



Closer to the house, you'll find a beautifully enclosed lawned garden, perfect for family gatherings or quiet moments in the sun. A paved terrace just outside the kitchen and dining areas provides an ideal setting for al fresco dining, morning coffee, or summer evening entertaining.

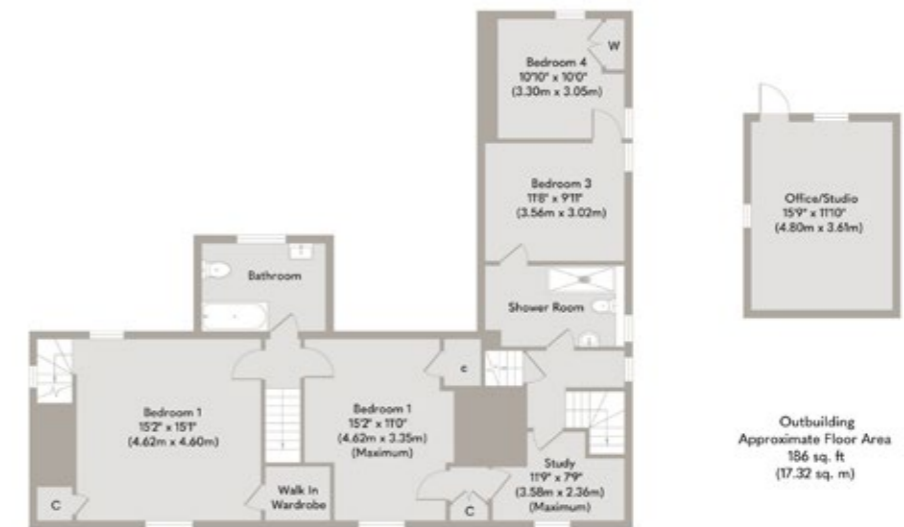
Beyond the main garden lies a captivating water meadows, a sanctuary of wild grasses and native planting that changes with the seasons. Carefully mown pathways wind through the meadow, encouraging gentle exploration of this idyllic natural space. The paths lead to a peaceful pond, frequented by birds, dragonflies, and other wildlife, and onward to the banks of the River Glaven, where the property enjoys rare and desirable river frontage. This quiet stretch of the river offers a true escape from the everyday the perfect place to enjoy the sounds of running water, watch wildlife, or simply pause and reflect in nature. A timber summer house is nestled within the meadow, offering yet another restful spot from which to take in the beauty of the surroundings. Whether used for reading, painting, or simply enjoying a glass of wine as the sun sets over the fields, it adds to the richness and versatility of the outdoor space.

Situated in the heart of the Glaven Valley, the property is surrounded by some of the most beautiful countryside in North Norfolk. This designated Area of Outstanding Natural Beauty offers a landscape of gently rolling farmland, leafy lanes, and winding rivers, all just moments from your doorstep.

Despite its tranquil, rural setting, the house is just a short drive from Holt, a thriving Georgian market town renowned for its elegant architecture, boutique shops, galleries, and cafes. Families will particularly value the proximity to the highly regarded Gresham's School, offering excellent independent education from nursery through to sixth form.



Ground Floor
Approximate Floor Area
1462 sq. ft
(135.85 sq. m)



First Floor
Approximate Floor Area
1140 sq. ft
(105.91 sq. m)



Second Floor
Approximate Floor Area
563 sq. ft
(52.29 sq. m)



Outbuilding
Approximate Floor Area
186 sq. ft
(17.32 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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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



“It offers not only a home, but a lifestyle, a chance to reconnect with nature”



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///magic.intervene.retraced

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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.



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