



THE STORY OF  
**Green Yard House**

*Holt, Norfolk*

**SOWERBYS**





THE STORY OF

# Green Yard House

24 New Street, Holt, Norfolk  
NR25 6JH

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Perfectly Located from the Centre of  
the Georgian Market Town of Holt

Grade II Listed

Detached Georgian Home

Four Bedrooms

One Bedroom and One Bathroom Annexe

Enclosed Courtyard with Outbuildings

Off-Road Parking

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**SOWERBYS HOLT OFFICE**

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Welcome to Green Yard House, a distinguished detached Grade II listed Georgian home, seamlessly combining historical elegance with modern convenience, offering a unique living experience in one of Norfolk's most desirable locations. The property enjoys close proximity to a range of amenities, including shops, cafes, and schools. Holt's rich history and welcoming community make it an ideal place to call home.

The main home features four bedrooms, three are spacious rooms with the fourth smaller one currently being utilised as a study. The principal bedroom has an en-suite, and there's a well-appointed bathroom. With high ceilings, large sash windows, and period details, all of the rooms exude the timeless elegance typical of Georgian architecture.

Downstairs, you'll find a series of beautifully proportioned living spaces. The sitting room is perfect for relaxing or entertaining. The kitchen combines traditional style with modern amenities, making it a delightful space for cooking and dining. The property also boasts a cellar, offering ample storage and potential for various uses.

Adding to the appeal of this home is a separate one-bedroom and one-bathroom annexe. This versatile space can serve as guest accommodation, home office, or an additional living area, providing flexibility to suit your needs.

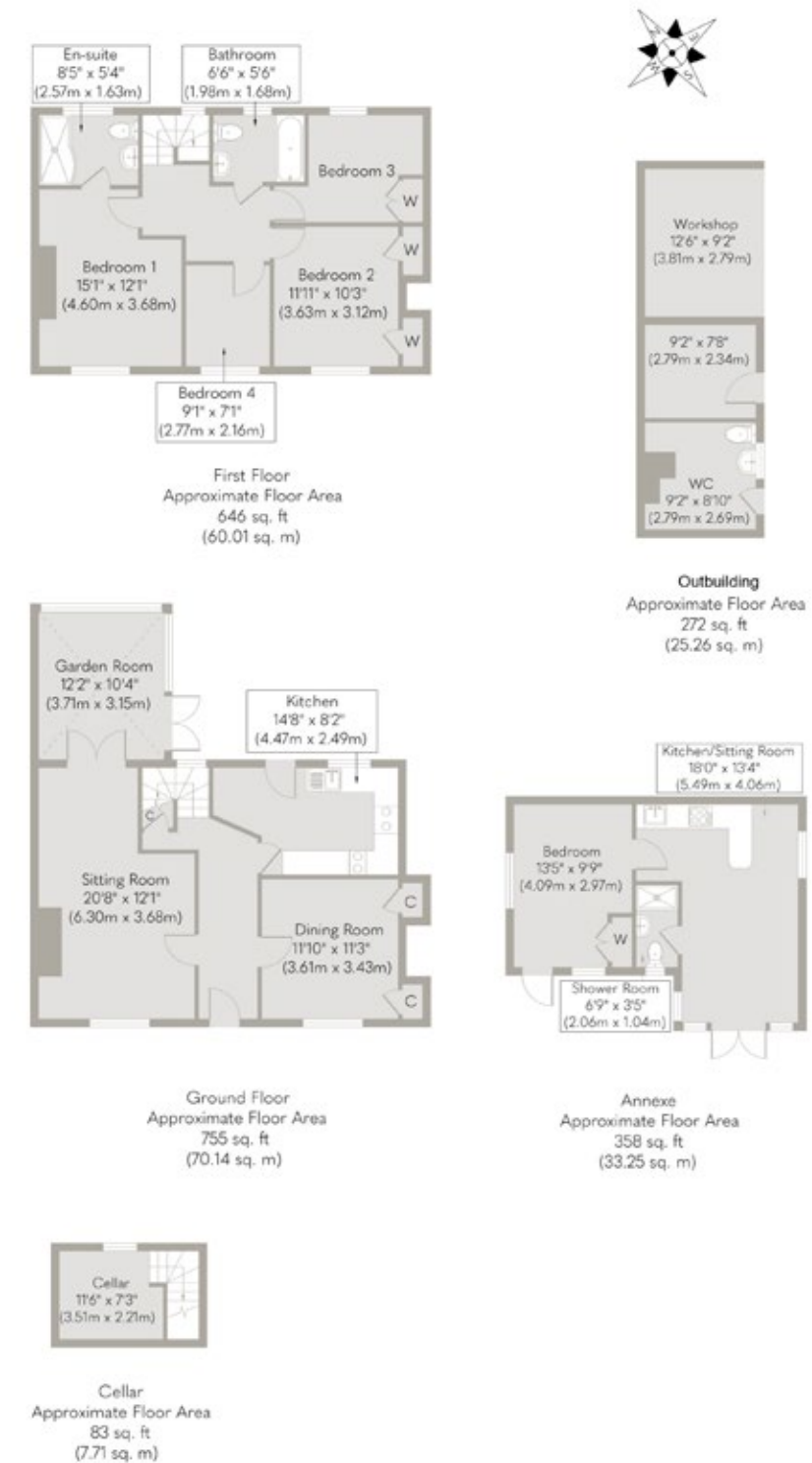
The exterior is equally impressive. Off-road parking ensures convenience, while the surrounding outbuildings offer extra storage and potential for workshop space. The garden provides a tranquil retreat, perfect for outdoor activities and enjoying the peaceful surroundings.

A rare find which combines the elegance of a Georgian home with the versatility of modern living, Green Yard House offers a unique appeal and is a property to make into your own.









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 the Vendor



“We’ve loved exploring nearby, from the heath at Kelling to the beach at West Runton.”

Making up part of the North Norfolk coastline is West Runton beach.



## SERVICES CONNECTED

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

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

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

## TENURE

Freehold.

## LOCATION

What3words: ///awoke.speedily.tuxedos

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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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