



THE STORY OF

# 16 Mill Street

*Holt, Norfolk*

**SOWERBYS**



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# 16 Mill Street

Holt, Norfolk  
NR25 6JB

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Substantial Detached House

Four Double Bedrooms

Extensive Living Space

Approaching 3,000 sq. ft. of Accommodation

Modern Kitchen and Bathrooms

Impressive Garden Room

Immaculate Landscaped Garden

Garage and Off-Street Parking

Discreet Town Centre Location

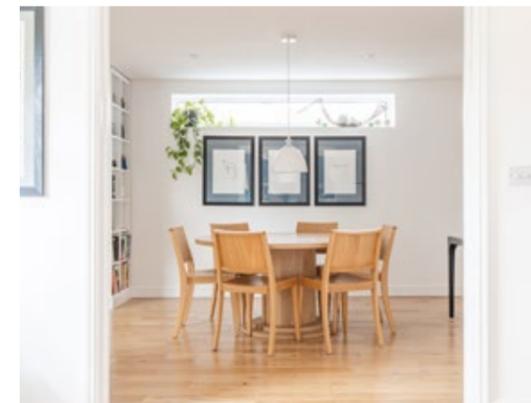
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**SOWERBYS HOLT OFFICE**

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)





Stylish and refined living with opulent proportions, all set within delightful gardens with off-street parking and a garage, while enjoying a prime town centre setting. 16 Mill Street, Holt, presents a rare opportunity to acquire a substantial detached residence in the heart of this celebrated Georgian market town.

Homes of this scale are seldom found so centrally within Holt, where period terraces and cottages traditionally line the narrower streets. This impressive modern home therefore represents a distinctive offering, combining generous proportions, contemporary design and beautifully maintained south-facing gardens.

Arranged over three floors, the accommodation extends to approximately 2,920 sq. ft. and has been thoughtfully designed to offer both versatility and an exceptional sense of flow between the principal living spaces. A welcoming central hallway sets the tone, with a useful utility room and guest WC positioned off the entrance. A study or snug sits just beyond, offering flexibility as an additional reception room or occasional ground floor bedroom if required.

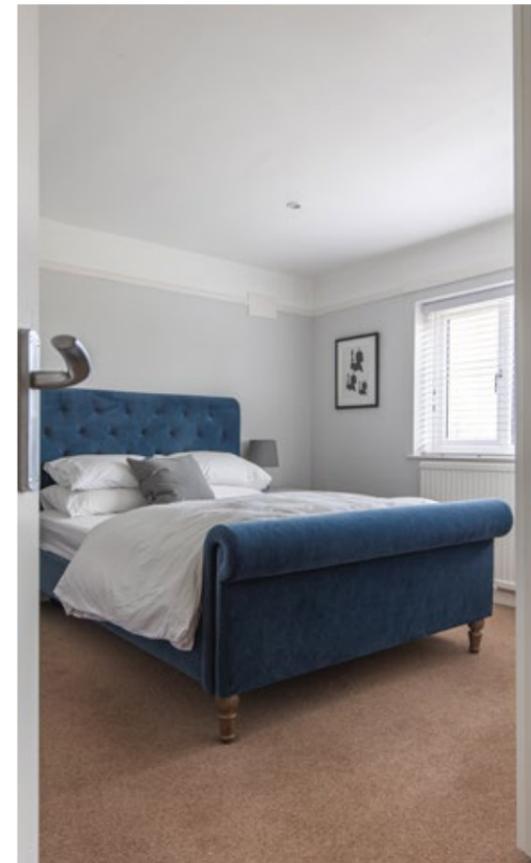
The heart of the home is the expansive open-plan living space that brings together the kitchen, dining area and sitting room. The kitchen overlooks the manicured gardens and is fitted with a comprehensive range of modern cabinetry centred around a generous island, creating a natural focal point for everyday living. The adjoining dining area forms a highly sociable setting for entertaining, easily accommodating larger gatherings.

The sitting room completes this impressive open-plan space, where a floor-mounted wood burner adds warmth and character. Large windows and double French doors invite natural light while opening directly onto the sun terrace, strengthening the connection between the interior and garden.



Our garden room is so bright, warm and restful.





Beyond the sitting room is a further home office that leads through to a magnificent garden room. This striking space significantly extends the ground floor living accommodation and offers additional reception and dining possibilities. Floor-to-ceiling glazing, a pitched glazed roof and multiple doors opening onto the garden ensure the room is filled with light and perfectly positioned to enjoy views of the surrounding planting.

The first floor provides three generous double bedrooms, including a well-appointed principal suite with walk-in wardrobe area and a modern en-suite shower room. Bedrooms two and three are served by a spacious family bathroom. The second floor offers a further bedroom, bathroom and landing area. While there is some restricted head height, this level provides a flexible space well suited to guests, hobbies or additional work-from-home accommodation.

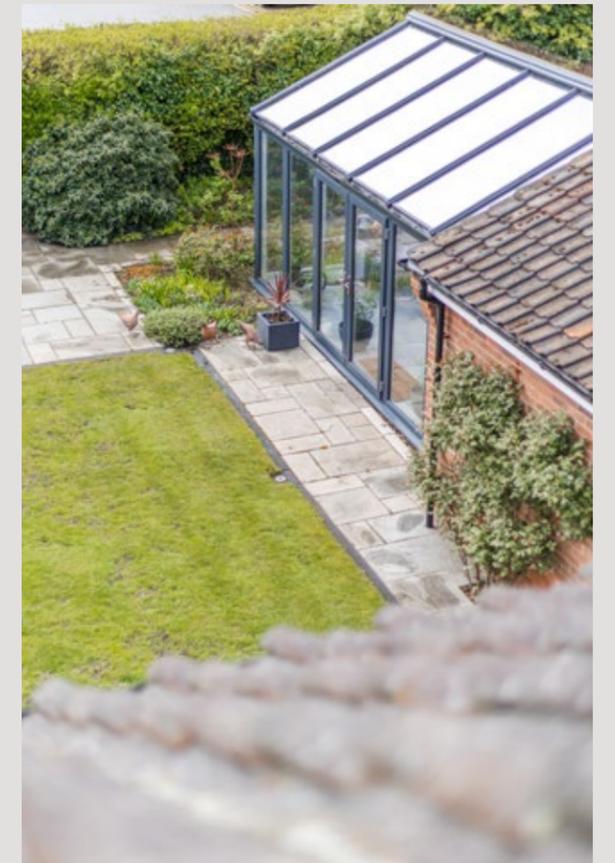
To the front of the property there is private parking alongside access to an integral garage. Passageways on both sides of the house lead to the rear garden, with one side incorporating a useful garden store accessible from both front and back.

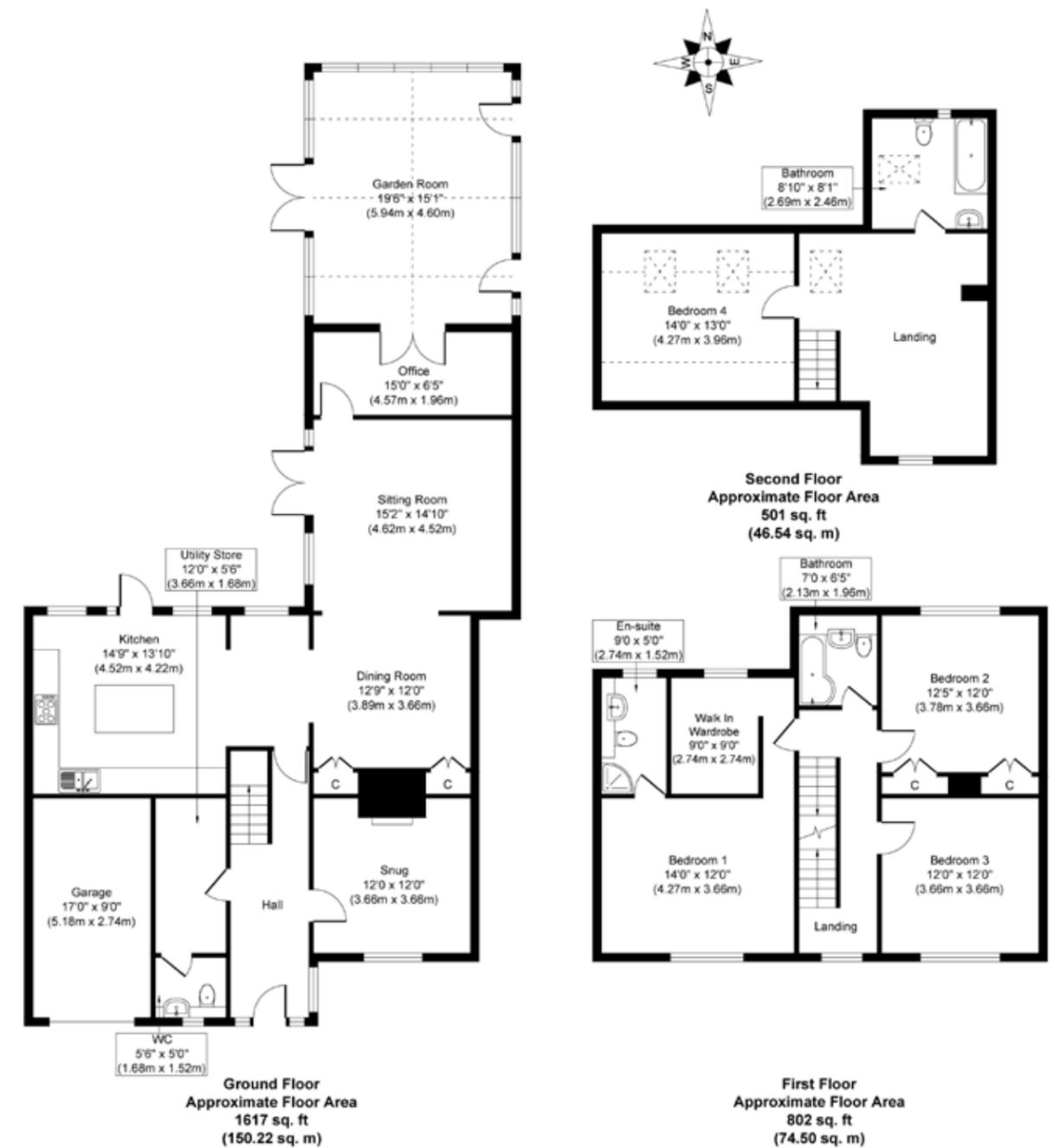
The rear garden is a particular highlight. A broad paved sun terrace wraps around a central lawn, creating a natural setting for outdoor dining and relaxation. Established borders are well stocked with shrubs and seasonal planting, providing colour, structure and a sense of privacy. A personal gate set within the rear boundary allows convenient pedestrian access directly into the town centre.

Mill Street enjoys a discreet residential position just moments from Holt's vibrant centre. Located within the town's conservation area, the street features an appealing mix of Georgian, Victorian and later architectural styles.



There's a great level of privacy with our south-facing garden.





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



“A home in a central location, this is a light, bright and spacious place to live.”



### SERVICES CONNECTED

Mains water, electricity and gas. Drainage to a cesspool. Gas central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 3839-0925-5000-0939-5202

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: ///tadpole.satellite.error

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# SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

