



THE STORY OF  
**Rose Cottage**

*Hempstead, Norfolk*

**SOWERBYS**



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# Rose Cottage

Hempstead, Holt, Norfolk  
NR25 6AH

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Offered with No Onward Chain

Attractive Character Cottage in the Desirable  
Village of Hempstead, near Holt

Exciting Opportunity for Full  
Renovation and Modernisation

Complete Blank Canvas to Create  
a Bespoke Country Home

Comprehensive Renovation  
Plans Already Prepared

Surveys and Supporting Documents  
Available via the Agent

Interior design concepts produced  
for kitchens and bathrooms

Much of the Preparatory Work  
Already Undertaken

Ample Off-Road Parking

Delightful Private Garden Set  
Back from the Property

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**SOWERBYS HOLT OFFICE**

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Comprehensive plans have already been prepared outlining an extensive scheme of works, alongside the necessary surveys, all of which can be made available through the agent upon request. In addition, thoughtfully considered designs have been produced for key areas of the home, including the kitchen and bathrooms, providing a clear vision for the property's transformation.

The cottage itself is particularly attractive and enjoys a wonderful setting. It benefits from ample off-road parking and a delightful garden, privately positioned and set back from the main property, creating a peaceful and secure outdoor space.

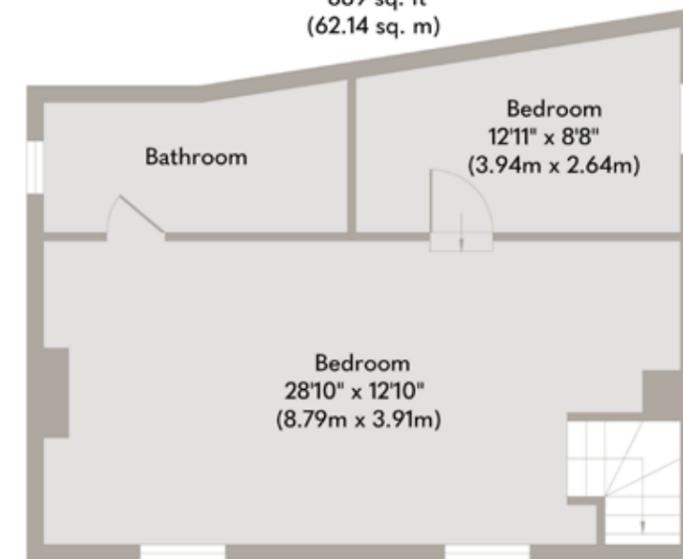
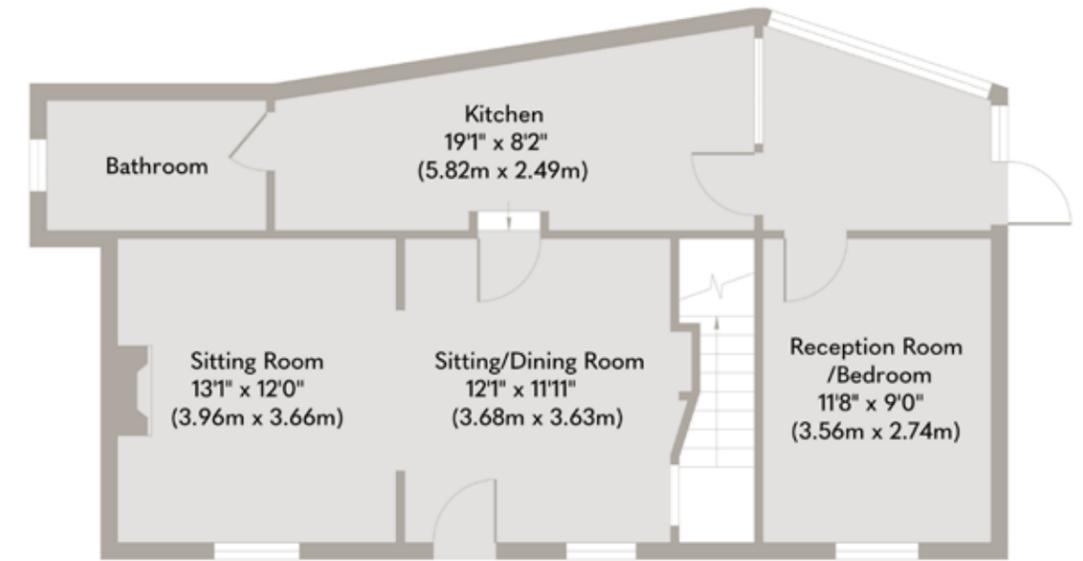
Importantly, the current owner has already completed the essential preparatory work required for the renovation project, enabling a new owner to move forward immediately and bring the plans to life.

Offered to the market with no onward chain, Rose Cottage represents a rare and exciting opportunity to create a bespoke home in a sought-after North Norfolk village.



A rare and exciting opportunity to create a bespoke home.





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



“Privately positioned and set back from the main property, creating a peaceful and secure outdoor space.”



### SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

E. Ref:- 0360-2446-9410-2994-4175.

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: ///mutual.move.magically

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

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