



THE STORY OF
Victoria House

Holt, Norfolk

SOWERBYS



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Victoria House

83 Cromer Road, Holt, Norfolk
NR25 6DY

Offered to the Market with No Onward Chain

Charming Three Bedroom Detached
Home Set Within a Generous Plot

Exciting Potential to Extend or Enhance
(Subject to the Necessary Planning Consents)

Extensive Private Parking with a Double
Garage and Space for Multiple Vehicles

Ideally Positioned Within Easy Walking
Distance of Holt's Vibrant Town Centre

Conveniently Located for Gresham's
Senior School and Prep School

Flexible Living Spaces with Three Reception
Areas for Modern Family Living

Light Filled Garden Room Overlooking
the Mature Grounds

Beautifully Established Gardens Offering
Privacy and Outdoor Entertaining Space

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Perfectly positioned within Holt, this charming early-20th-century detached home offers an exceptional blend of period character, generous accommodation and beautifully established gardens. Dating from the early 1900s, the property has been thoughtfully refreshed to create a welcoming and versatile home that celebrates its original features while providing comfortable modern living. Elegant sash windows, feature fireplaces and exposed wooden floorboards combine to create a warm, characterful atmosphere throughout.

The ground floor offers a wonderful sense of space and flexibility, with interconnected living areas flowing naturally between one another. Double doors allow the principal sitting room to open into an additional reception space. A further reception room provides the option of a formal dining room, study or garden facing retreat, while the kitchen and adjoining utility area offer practical everyday convenience. Upstairs, three well-proportioned bedrooms continue the home's period charm, complemented by a spacious family bathroom featuring a classic claw-foot bath and separate shower.

Outside, the property enjoys well-established gardens. Carefully landscaped and thoughtfully arranged, the grounds provide privacy and tranquillity, with mature shrubs, hedging and trees framing lawns and paved terraces. A fully insulated timber garden office provides valuable additional space for home working or creative pursuits. The property further benefits from extensive off-road parking for several vehicles and a double garage, offering excellent practicality for modern family life.

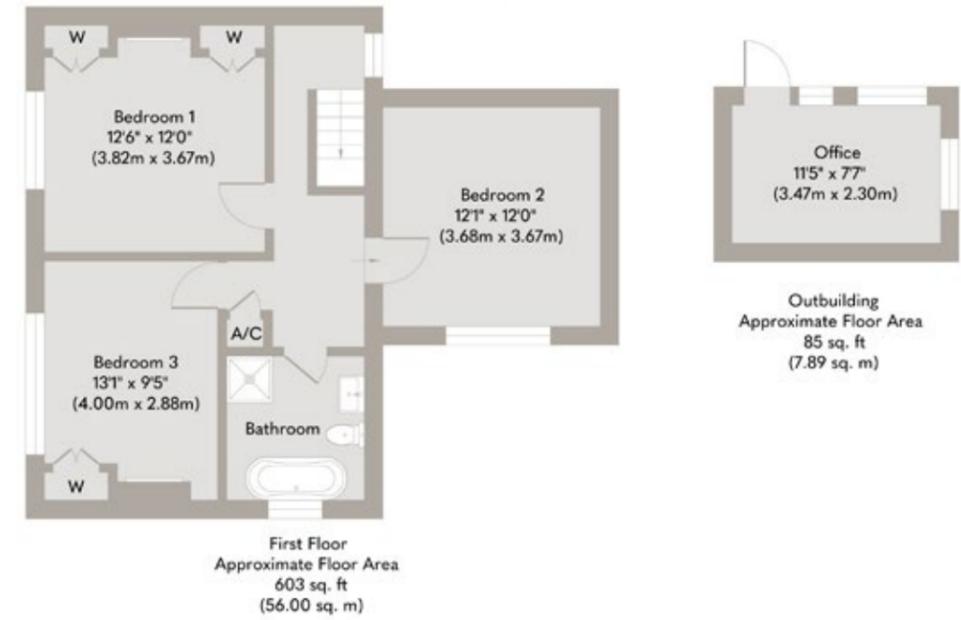
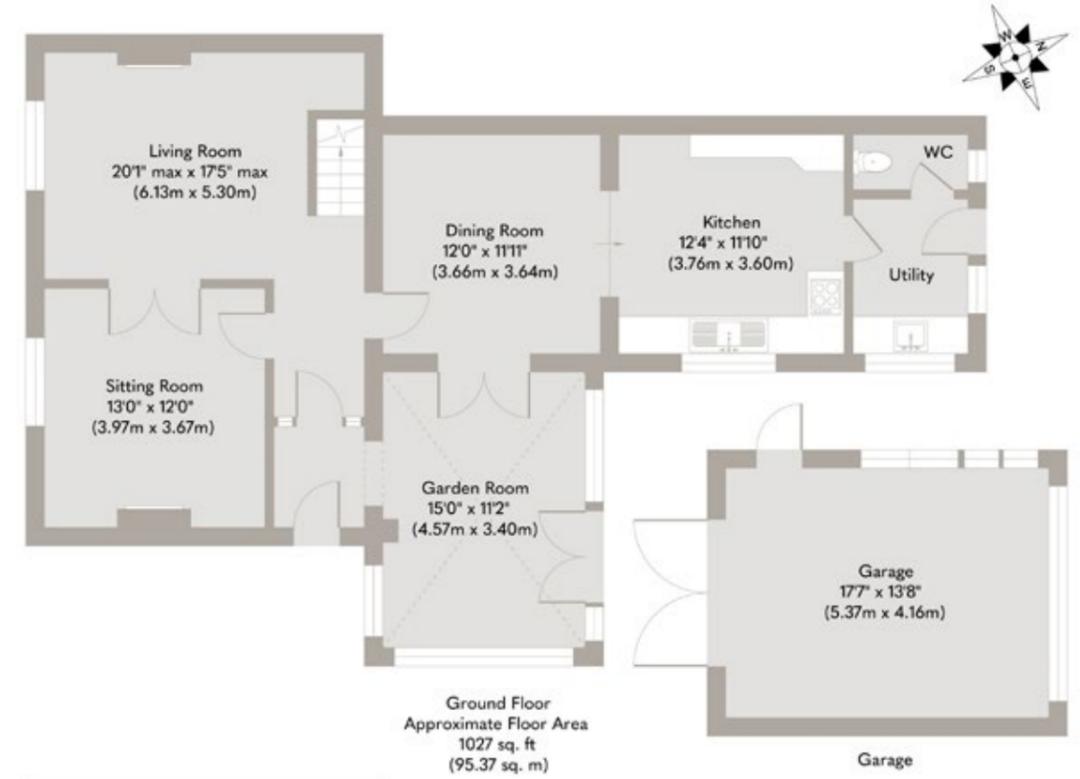
Victoria House is discreetly nestled in a prime residential setting in Holt, widely regarded as one of North Norfolk's most desirable and characterful market towns.





We would describe the home as welcoming, characterful and charming.





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 have loved the property over the last 30 years, a wonderful house for the family to be together, with a beautiful secluded and mature garden surrounding it.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 0330-2700-2510-2595-5415.

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: ///flinches.tame.remover

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SOWERBYS

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