

THE STORY OF

11 Letheringsett Hill

Holt, Norfolk

SOWERBYS

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Holt, Norfolk
NR25 6BL

Charming Brick and Flint Cottage

Highly Desirable Location Close to Holt Town Centre

Two Double Bedrooms

Cosy Lounge/Dining Room

Characterful Kitchen

Ground-Floor Bathroom

Attractive Communal Courtyard Entrance

Useful External Outbuilding for Storage

Direct Access to Spout Hills Walks

Ideal Holiday Let or Weekend Retreat, Offered Chain Free

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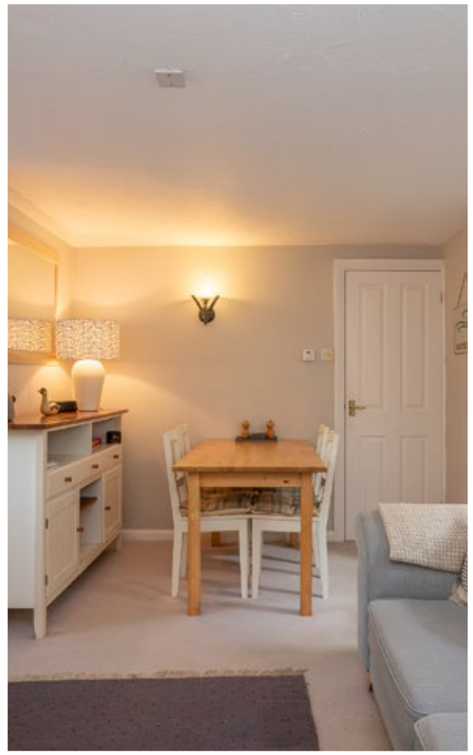






SOWERBYS







A charming brick and flint cottage in a highly desirable position on the edge of Holt, just a short distance from the town centre and with the beautiful Spout Hills countryside quite literally on the doorstep. Full of character and offering an appealing blend of cosy accommodation and an enviable setting, this delightful two-bedroom property would make an ideal holiday retreat, investment opportunity or countryside bolthole.

The cottage is approached via a communal courtyard entrance, creating a welcoming sense of privacy. Inside, the ground floor offers a quaint kitchen which leads through to a comfortable sitting/dining room, providing a cosy space to relax after a day exploring the surrounding countryside or enjoying everything Holt has to offer. A ground-floor bathroom completes the accommodation on this level.

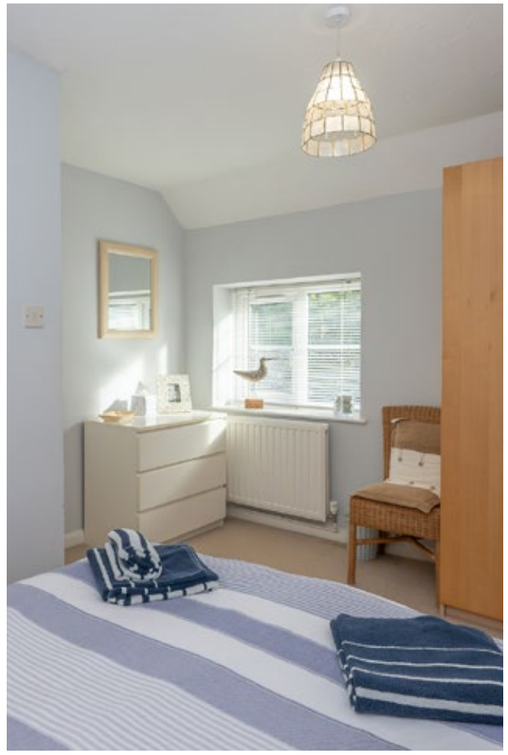
Upstairs, there are two double bedrooms, offering comfortable sleeping arrangements for owners and guests alike. The layout makes the property particularly well suited to those seeking a manageable second home or a holiday let in a sought-after North Norfolk location.

Across the courtyard, a useful outbuilding provides valuable additional storage, ideal for bicycles, outdoor equipment or general household items.

One of the property's most appealing features is its setting. The Spout Hills walks are accessible directly from the gate, offering an abundance of scenic walking routes and open countryside to explore. Meanwhile, Holt's characterful town centre is within easy reach, with its independent shops, boutiques, cafés and restaurants providing plenty to enjoy throughout the year.

Parking may be available through arrangements with the local council for the nearby Spout Hills car park, subject to availability and the applicable terms.

Offered chain free, this attractive cottage presents a wonderful opportunity to acquire a characterful property in a particularly desirable location, equally appealing as a weekend escape or a potential holiday letting investment.





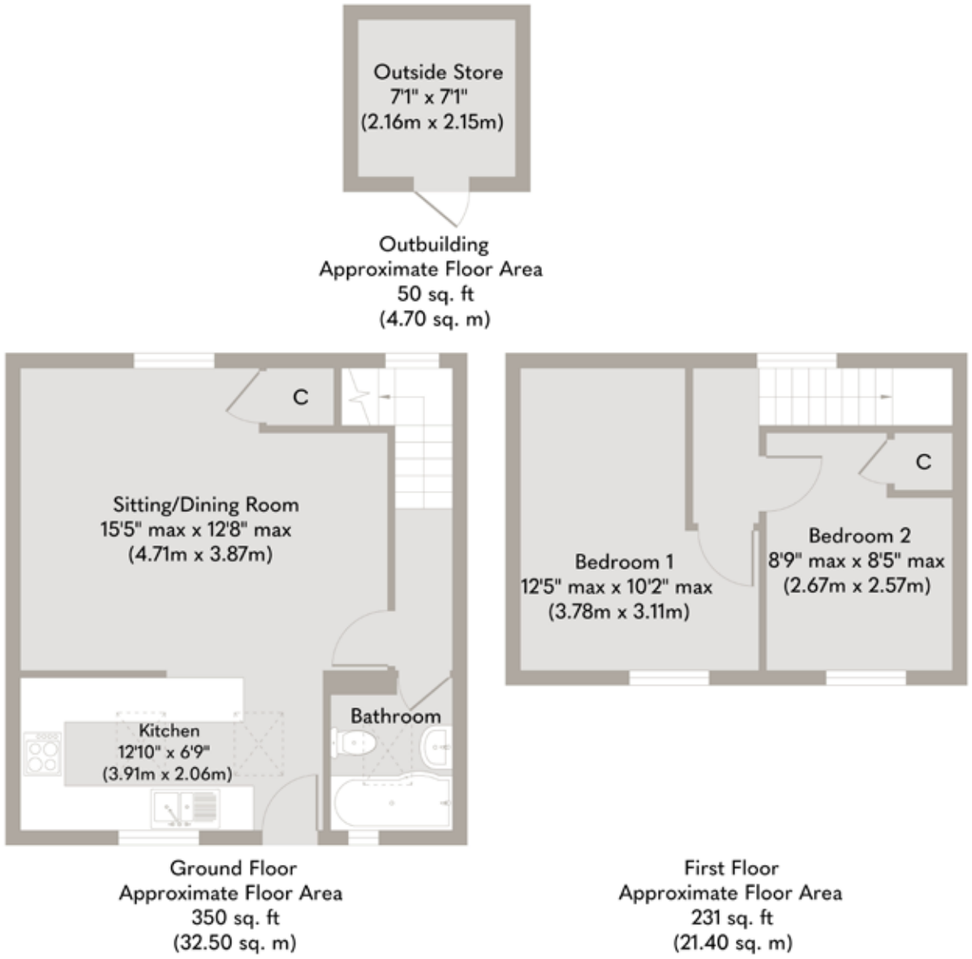
The courtyard is south facing and the access to Spout Hill is an added bonus to living there - perfect for dog walkers.











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



"The cottage is very cosy and warm, especially in winter."

SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 7790-4459-0922-1694-3063.

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: ///closets.otter.storms

AGENT'S NOTE

Parking may be available through arrangements with the local council for the nearby Spout Hills car park, subject to availability and the applicable terms.

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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