



GLAVEN COTTAGE HOLT

Pretty TWO BEDROOM COTTAGE in CENTRE OF HOLT with PARKING. Extended to provide OPEN PLAN KITCHEN / DINING / SITTING and separate LIVING ROOM.



THE PROPERTY

Glaven Cottage is a mid-terrace cottage, right in heart of the charming Georgian market town of Holt.

You enter into the property through a porch, and into the kitchen with shaker style fitted cupboards along one side with a composite worktop, single sink, space for a washing machine and dishwasher, fan assisted oven and space for a full height fridge freezer. On the other side is a small island unit and two built-in cupboards. This room is a wonderful sun trap with plenty of room for a large dining table and also a sitting area at the front leading out through French doors into the courtyard garden.

The sitting room is cosy with plenty of room to cosy up in front of a woodburning stove and has a window facing the rear. The Norfolk winder staircase leads from the sitting room up to the first floor landing.

Two double bedrooms and a bathroom are arranged off the landing. The principal bedroom has a large window overlooking the front and has plenty of room for a large bed and additional bedroom furniture. The second bedroom is also a double and has a window to the rear. The bathroom has panelled walls with a walk in shower, a hand wash basin with cupboards and a loo.

The property is tucked away down a quiet loke, off New Street and is only a short walk from Holt's town centre. There is a large gravel area in front of the cottage, that might be used for parking one car, as well as a little courtyard garden with paving outside the French doors. There is also a garden shed to the side.



HOLIDAY LET OPPORTUNITY

51 New Street has been a much loved second home but could easily generate a second income as a holiday let.

For more information on the holiday let potential of 51 New Street, please contact the team at Big Skies.





THE LOCATION

51 New Street is located in the very heart of the popular Georgian market town of Holt, close to the North Norfolk coastal villages of Blakeney, Cley-next-the-Sea, Salthouse, Weybourne and Kelling.

There is a fantastic selection of quality independent retailers, boutiques, high street names and interesting antique shops in the centre of the town, alongside the famous Bakers & Larners department store with it's fabulous food court, excellent butchers, bakers, fishmongers and a host of cafes, restaurants, bars and pubs. There is even a steam railway line, with trains to Sheringham every day.

The town has a thriving local community and is very popular with visitors to the area, many of whom support great local events throughout the year, such as the Holt Festival in the Summer and the Christmas Lights switch on in the winter. The town is also home to Gresham's, a prominent independent school, founded in 1555. There are a number of cultural events held at the school which are open to the public. The town is just a few miles from the coast and within easy reach of Fakenham, Sheringham & Cromer. There is also a train service running between Sheringham and Norwich and beyond.

OTHER INFORMATION

Services: Mains Electricity, Water and Drains

Heating: Electric Panel Heaters

Windows: UPvc

EPC: D

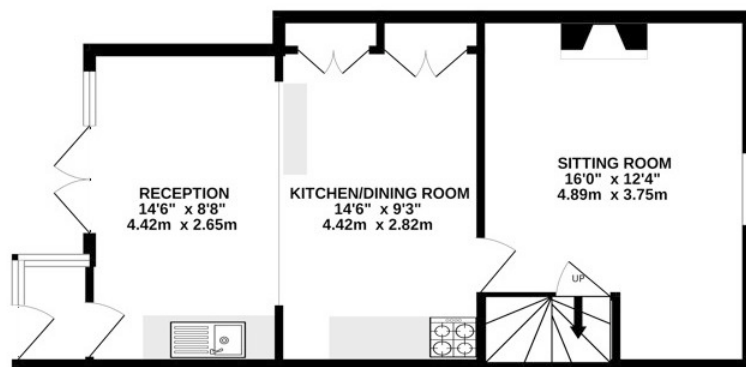
Council Tax: Band B, North Norfolk District Council. £1,830.23 (2025/2026)

Tenure: Freehold

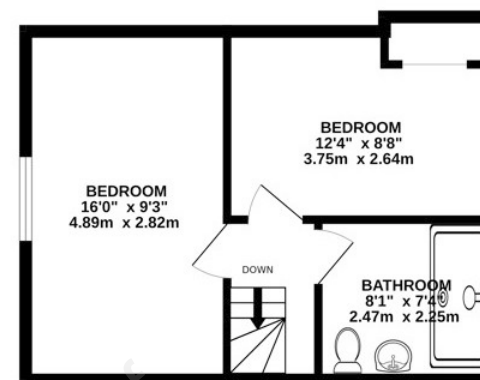
Viewings: Strictly by appointment with Big Skies Estates.



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



GLAVEN COTTAGE, HOLT

TOTAL FLOOR AREA : 722 sq. ft. (67.1 sq.m) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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3 CHURCH STREET, HOLT, NR25 6BB TEL: 01263 586 686

EMAIL: ENQUIRIES@BIGSKIESESTATES.CO.UK WWW.BIGSKIESESTATES.CO.UK

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92+)	93
B (81-91)	
C (69-80)	
D (55-68)	58
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	