



24 The Ash Yard Holt Road, Sharrington

In Excess of £265,000

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Sharrington, Melton Constable

This charming North Norfolk cottage offers an easygoing lifestyle with all the charm of countryside living and the convenience of being just minutes from the coast and Holt's independent shops, cafés and galleries. Brimming with character, from exposed beams to a classic brick and flint façade, it has been thoughtfully styled for comfort across three inviting storeys. The beautiful garden, with its winding paths and wildflower borders, creates a truly special outdoor space that feels both private and picturesque. Inside, cosy corners and practical touches make it equally suited for weekend escapes or longer stays. Previously a successful Airbnb, the property is ready to continue as a holiday let or become a much-loved second home.





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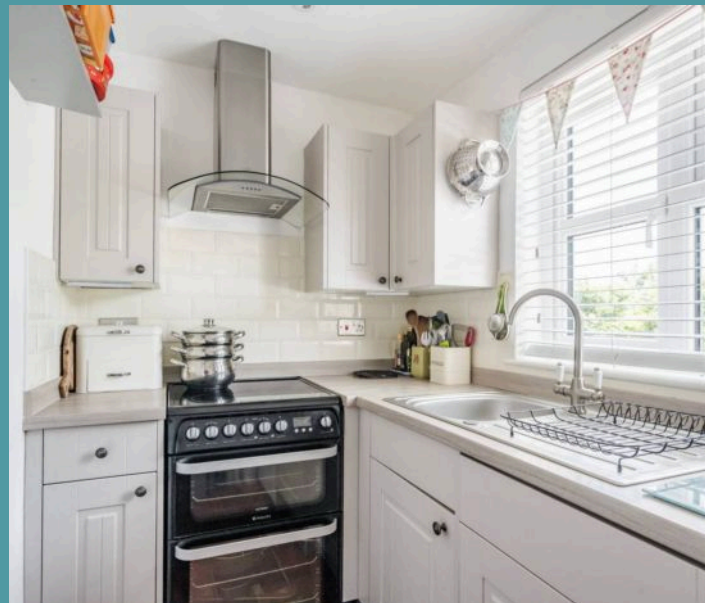
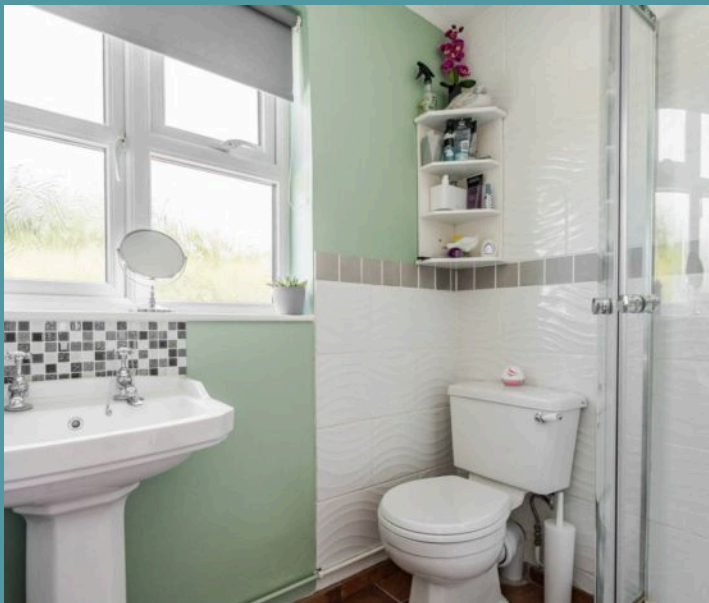
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The Location

The Ash Yard is set along Holt Road in the charming village of Sharrington, a location that balances peaceful countryside living with excellent access to North Norfolk's most sought-after destinations.

Just a short drive to Holt, a vibrant Georgian market town with a strong sense of community and rich character, shaped in part by the prestigious Gresham's School, which has been at the heart of the town for over 450 years. Independent shops thrive here, championed by the 'Love Holt' initiative, while events like the summer Holt Festival and the nostalgic 1940s Weekend bring the town to life. Traditional butchers and greengrocers sit alongside the iconic Bakers and Larners department store, creating a unique shopping experience.

Cafés and delis abound—Byfords, the town's oldest house, remains a popular spot for locals and visitors alike. The property market is just as varied, from elegant Georgian homes to leafy 1930s builds and stylish countryside residences. Surrounded by open green spaces like Holt Country Park and Spout Hills, and ideally placed between Norfolk's coast and the city of Norwich, Holt continues to be one of North Norfolk's most desirable places to live.





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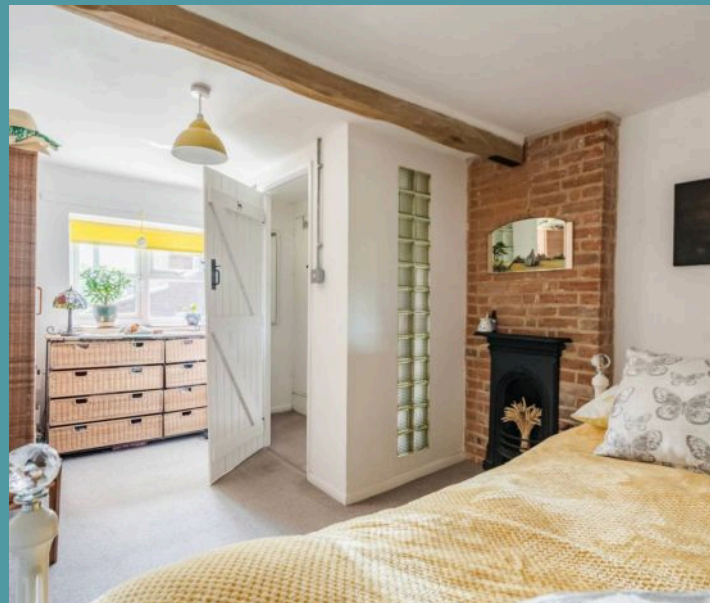
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Holt Road, Sharrington

Set in the charming village of Sharrington, this beautifully presented brick and flint cottage captures the essence of countryside living, just 3.5 miles from the vibrant market town of Holt. With open views across the surrounding fields, a picture-perfect garden and the convenience of off-road parking, this semi-detached home offers a blend of character and comfort across three thoughtfully arranged floors.

Step into a welcoming sitting room where exposed overhead beams and a striking brick chimney breast with a multi-fuel wood burner take centre stage. A clever built-in cupboard conceals the staircase, adding a quirky nod to the cottage's character.

Beyond this, the kitchen has a crisp, modern feel—brushed chrome fixtures, tiled splashback, room for a washing machine, and all the essentials for everyday living wrapped in a compact, stylish space. The ground floor also features a contemporary shower room, smartly finished and ready for immediate use.





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Upstairs, the first-floor bedroom is full of charm, with a decorative fireplace, flintwork detailing, and a large window drawing in natural light. The second floor reveals a lovely attic bedroom—cosy and inviting, with views over the countryside that remind you exactly why this part of Norfolk is so special.

With electric heating and double glazing already in place, the cottage is ready to move straight into, whether as a permanent home or a low-maintenance holiday base.

Outside, the garden is something truly special—a ‘secret’ haven with winding patio paths that weave through the lawn, bordered by mature hedging, wildflowers and shrubs. Whether you’re enjoying a quiet morning coffee or entertaining on summer evenings, it’s a space to be enjoyed year-round.

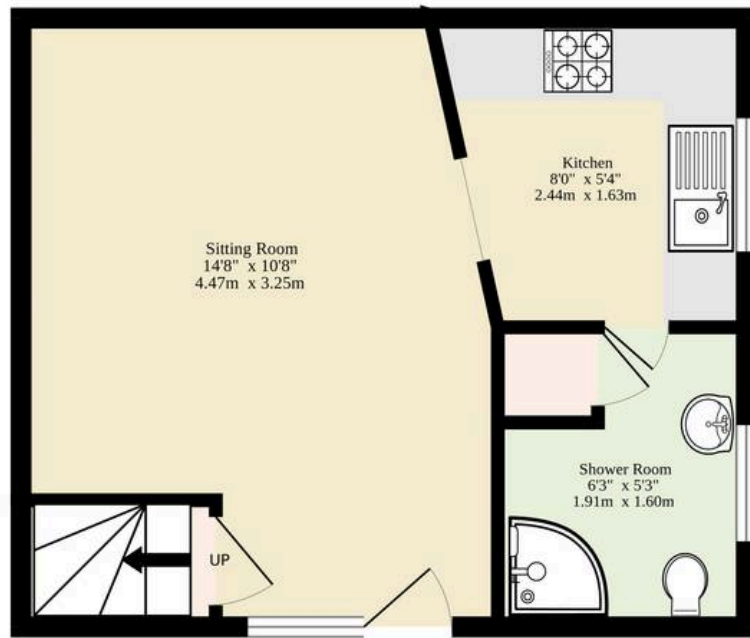
There’s also a powered shed, two further storage spaces and a gravelled driveway with space for two vehicles. Previously a successful holiday let, this home is perfectly placed for exploring Holt, Fakenham and the North Norfolk coast—ideal as a second home or investment with real lifestyle appeal.

Agents Note

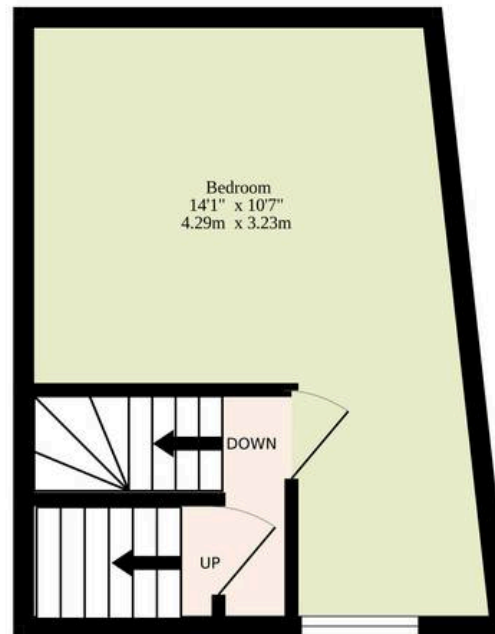
Sold Freehold

Connected to mains electricity, water, and septic tank.

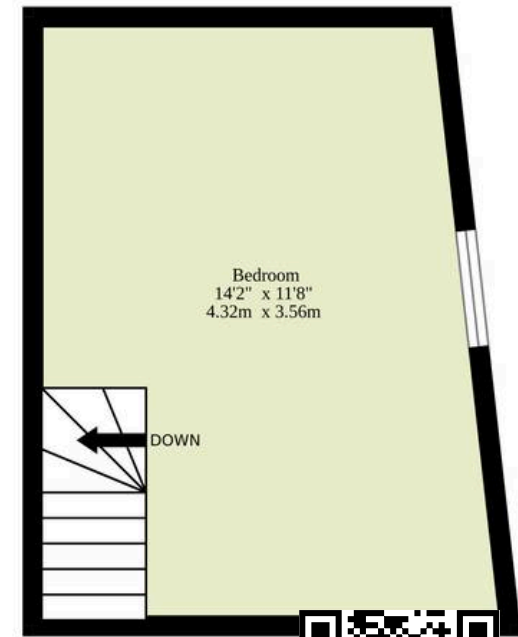
Ground Floor
241 sq.ft. (22.4 sq.m.) approx.



1st Floor
168 sq.ft. (15.6 sq.m.) approx.



2nd Floor
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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