



39b Bull Street, Holt  
Holt



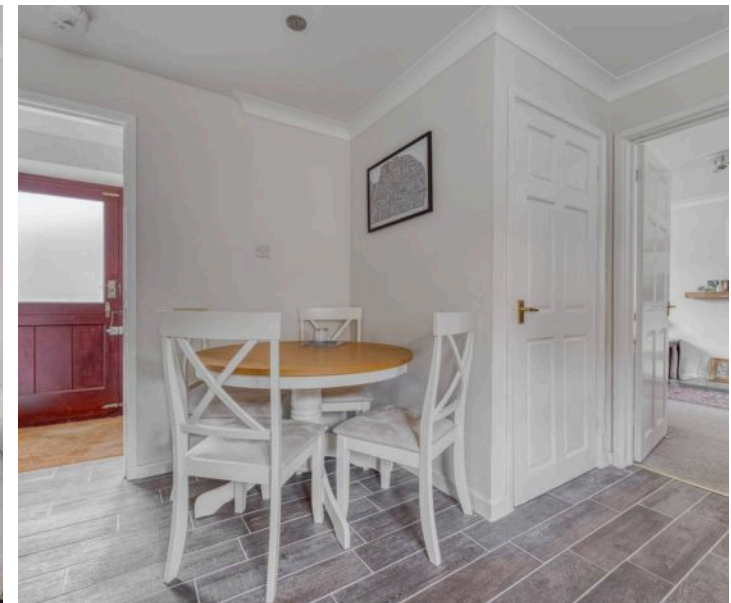
Minors & Brady



## 39b Bull Street

### Holt

In the heart of Holt, this characterful cottage offers a rare opportunity to embrace the quintessential Norfolk lifestyle. Light-filled and inviting, the home features two generous double bedrooms, including one with a private en-suite, a stylish kitchen/breakfast room with integrated appliances, and a sitting room designed for effortless relaxation or entertaining. Thoughtful touches, from the under-stairs storage to the quality fixtures in the family bathroom, enhance the sense of practicality alongside elegance. Outside, a garage and off-road parking complement the setting, while the town's boutique shops, cafés, schools, and railway station lie just moments away. With the scenic North Norfolk coast within easy reach, this property perfectly marries the charms of market town living with the allure of the coast.







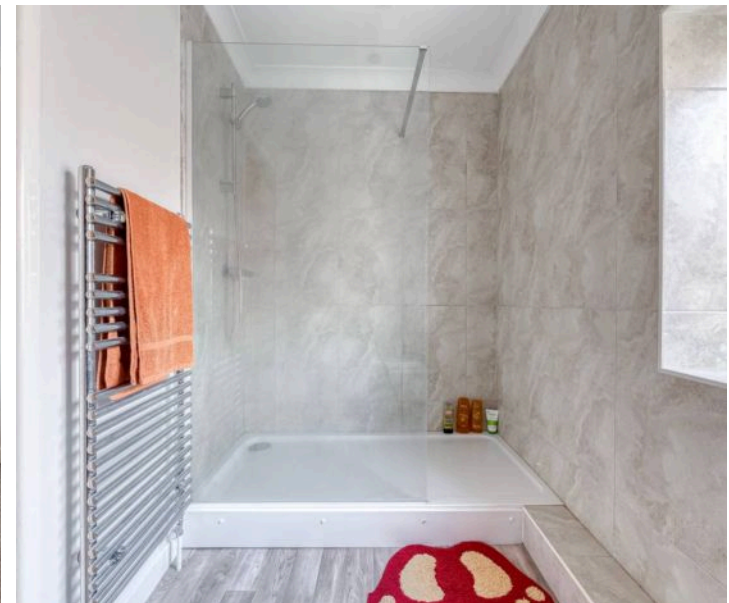
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## 39b Bull Street

### Holt

- No onward chain
- Characterful cottage proudly positioned in the heart of the market town of Holt
- Perfect choice for first-time buyers or an investor looking for a holiday let within a prime location!
- Short distance from the scenic coast
- Moments away from a range of amenities, including independent shops, multiple schools and a railway station
- Kitchen/breakfast room equipped with modern cabinetry, an integrated oven and under-counter areas for appliances
- Spacious, light-filled sitting room inviting relaxation and entertaining
- Two double bedrooms offering the utmost comfort and privacy, one flaunting a private en-suite
- Family bathroom showcasing quality fixtures and fittings, suitable for modern-day living
- Off-road parking space and a single garage that provides vehicle parking or storage options



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## 39b Bull Street

Holt, Holt

### Location

Bull Street is situated in the heart of Holt, a historic market town in North Norfolk, just a short stroll from the town centre. From here, residents have easy access to Holt's independent shops, cafés, and galleries, as well as essential amenities like the local post office and grocery stores. The street is lined with period homes and enjoys a quiet, residential character while remaining within comfortable walking distance of the bustling High Street. Families benefit from nearby educational options, including the independent Gresham's School and Holt Community Primary School, both of which are easily reachable from Bull Street.

Transport links are convenient for both local and regional travel. The town is served by regular bus routes connecting to nearby villages and towns, while the A148 provides straightforward access to Cromer, Sheringham, and Norwich. For leisure travel, the heritage North Norfolk Railway offers scenic journeys to the coast, and the beaches at Cley-next-the-Sea and Weybourne are just a few miles away, making day trips to the coast effortless.

Bull Street's location also supports a lifestyle balanced between town and countryside. Residents enjoy proximity to Holt Country Park, woodland walks, and open fields, while still being part of a vibrant town community. The combination of historic charm, accessible amenities, excellent schooling, and closeness to both the coast and countryside makes Bull Street a highly desirable address in Holt.

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# 39b Bull Street

Holt

Step inside to a welcoming entrance hall that sets the tone for the home. The kitchen/breakfast room features contemporary cabinetry, an integrated oven, and thoughtfully designed under-counter spaces for appliances, while an under-stairs cupboard adds practical storage. The spacious, light-filled sitting room provides the perfect setting for relaxation or entertaining guests.

Upstairs, two double bedrooms ensure comfort and privacy, with one benefiting from a private en-suite. A well-appointed family bathroom completes the accommodation, featuring quality fixtures suitable for modern living.

Outside, the property offers off-road parking and a single garage, ideal for vehicle storage or as a versatile workspace.

## Agents note

Freehold

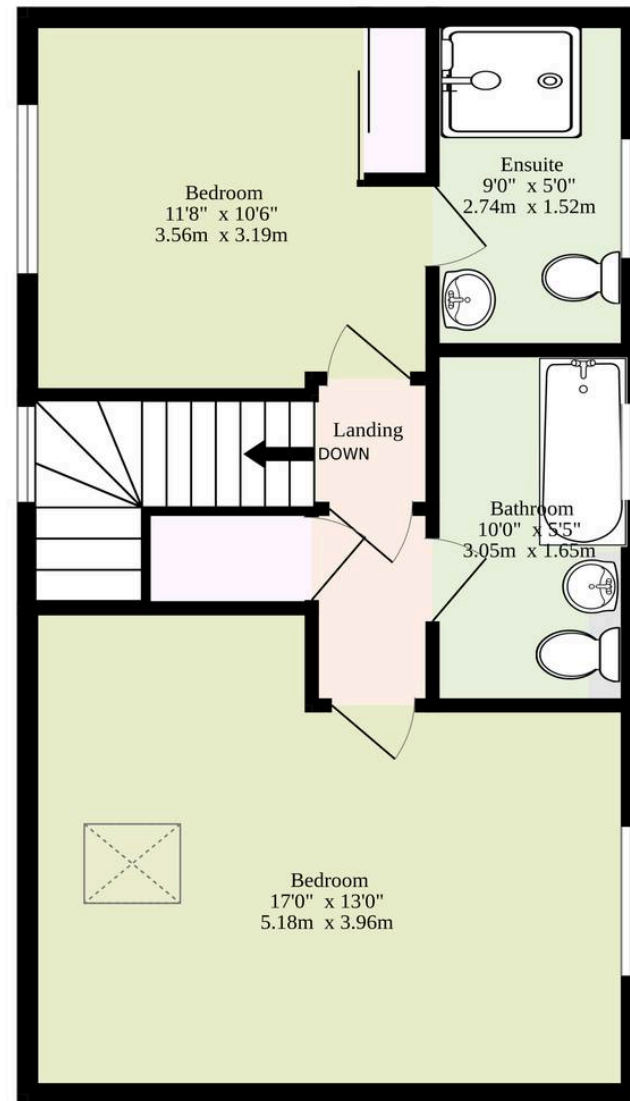


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Ground Floor**  
333 sq.ft. (30.9 sq.m.) approx.



**1st Floor**  
455 sq.ft. (42.3 sq.m.) approx.



**TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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