



52 Holt Road, Horsford

Norwich



Minors & Brady

Circa 400 years old and renowned for its wealth of character, abundance of lifestyle perks and enviable central village position in Horsford, this exceptional period home offers a rare opportunity to own a truly historic residence. Believed to date back to the 17th century, the property beautifully reflects its heritage through exposed beams, brick accents and impressively proportioned rooms that have stood the test of time. Inside, there is a remarkable sense of space, with multiple reception areas and a vast conservatory providing flexibility for both everyday family life and entertaining on a larger scale. The generous kitchen forms a natural heart to the home, combining practicality with warmth and authenticity. Beyond the main house, the presence of a self-contained annex and numerous outbuildings significantly enhances the lifestyle appeal, offering scope for multigenerational living, home working or creative pursuits. The garden plot further complements the internal accommodation, with lawn and patio areas providing space to relax and entertain outdoors.

- Circa 400-year-old period residence with extensive original character including exposed beams and brick detailing
- Spacious kitchen with central island, granite worktops, rich wooden storage and purpose-built appliance alcoves
- Substantial conservatory offering combined dining and sitting space filled with natural light
- Separate formal dining room and separate sitting room, both generous in size and full of period charm
- Ground floor shower room with marble shelving, plus dedicated utility and boot room
- Two double bedrooms upstairs, each benefitting from dedicated dressing areas
- En-suite bathroom featuring a freestanding bath, creating a relaxing private setting
- Annex comprising family room, bedroom and electric shower room





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The Location

Perfectly placed in Horsford, Holt Road enjoys close proximity to the area's leafy forest trails, ideal for daily dog walks, Sunday strolls, or weekend bike rides beneath the canopy. For families, local parks are within easy reach, providing great spots for after-school play, while a range of nearby schooling options adds to the everyday convenience of this well-connected village setting.

A selection of local amenities makes life at Holt Road feel effortlessly simple. Within the village you'll find a Co-op and post office for everyday essentials, while nearby Taverham offers a Tesco store and a Lidl, and Hellesdon provides additional shops and services, ensuring everything you need is close at hand. For locals and visitors alike, the much-loved Dog pub is just around adjacent, offering a warm welcome (with dogs very much included!), while a highly regarded Indian restaurant is also within walking distance and popular for both dining in and takeaway nights at home.

Adding to the location's everyday appeal is its seamless access to the Northern Distributor Road (NDR). This handy connection makes commuting or day-tripping to nearby villages and towns refreshingly straightforward, while frequent bus routes provide easy access to Norwich, a vibrant and historic city filled with excellent shopping, cultural attractions, dining, and entertainment.

The Northern Distributor Road (NDR) also offers quick routes out towards the Norfolk Broads, perfect for boating and waterside days out—as well as the unspoilt North Norfolk coastline, renowned for its sandy beaches, wildlife, and charming coastal towns.



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Situated in the very heart of Horsford, this remarkable circa 400-year-old residence is a home of immense character, generous proportions and exceptional versatility. Believed to date back to the 17th century, it offers an abundance of internal and external space, blending historic charm with practical living in a way that feels both impressive and welcoming.

Approached via a substantial brickweave driveway providing ample off-road parking for multiple vehicles, the property immediately sets the tone. A welcoming porch leads you into the home, where exposed beams and traditional features reflect its rich heritage.

The kitchen is a particularly impressive space, generous in size and thoughtfully arranged around a central island that creates both a practical workspace and a natural gathering point. Granite worktops complement the rich wooden storage, while brick accents and a striking black wooden beam enhance the sense of warmth and authenticity.

Cleverly designed alcoves are ready-made for appliances to fit seamlessly, allowing modern conveniences to integrate effortlessly within the character setting.

Flowing directly from the kitchen is a substantial conservatory, remarkable for its size and flexibility. Currently accommodating a full dining set alongside additional furniture, it functions beautifully as a combined dining and sitting room, flooded with natural light and enjoying views across the garden.



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This is a space perfectly suited to entertaining, family gatherings or relaxed everyday living.

In addition, the property offers a further separate dining room and a separate sitting room, both showcasing exposed beams, with the sitting room also benefiting from attractive brick accents that enhance its cosy yet spacious atmosphere. The ground floor is further served by a shower room complete with marble shelving, along with a practical utility room and boot room, adding to the home's overall functionality.

Upstairs, two well-proportioned double bedrooms continue the theme of space and character. Both benefit from dedicated dressing areas, creating a sense of comfort and organisation. One of the bedrooms enjoys an en-suite bathroom featuring a freestanding bath, providing a charming and restful retreat within the home.

Externally, the property occupies a generous garden plot with areas of lawn and patio, offering space for outdoor dining, recreation and enjoyment. A particularly valuable addition is the annex, which comprises a family room, bedroom and electric shower room. This adaptable accommodation lends itself to multigenerational living, guest use or even private workspace potential.

Completing the offering are seven outbuildings, including a mix of sheds, summer houses, a workshop, office space and general storage. The breadth of these additional structures provides outstanding flexibility for hobbies, business needs or practical storage solutions.



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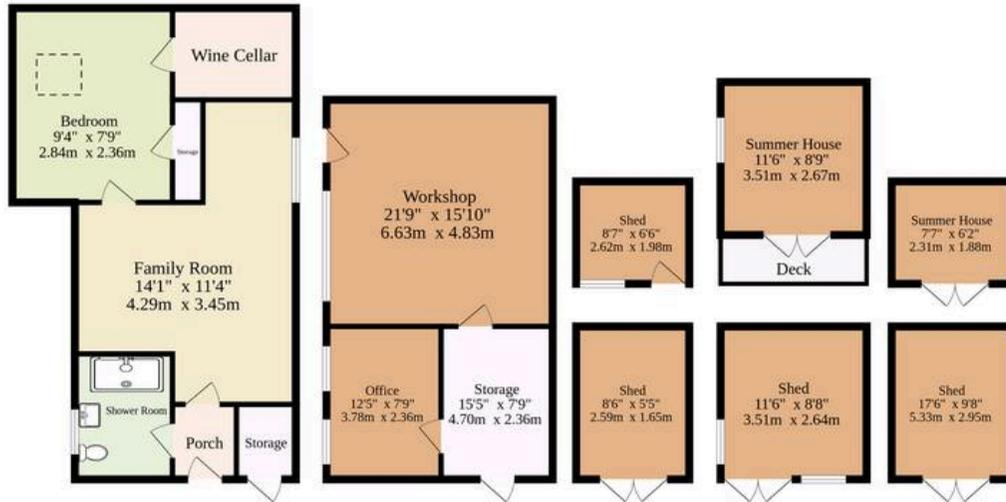
Altogether, this is a rare opportunity to acquire a historic home of substance in a central Horsford location, offering an abundance of character, multifunctional living spaces and extensive external features, a property that truly delivers across every area.

Agents Note

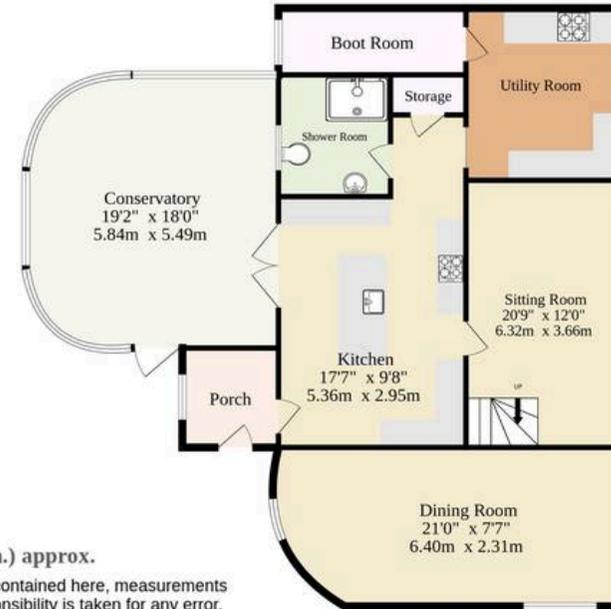
This property will be sold freehold, connected to mains water, electricity, gas and drainage.



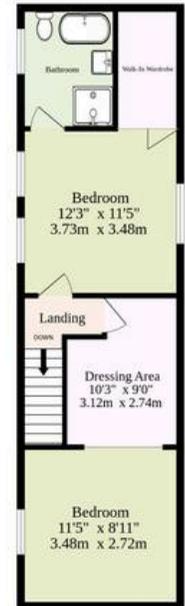
Outbuildings
1329 sq.ft. (123.5 sq.m.) approx.



Ground Floor
1183 sq.ft. (109.9 sq.m.) approx.



1st Floor
468 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 2980 sq.ft. (276.9 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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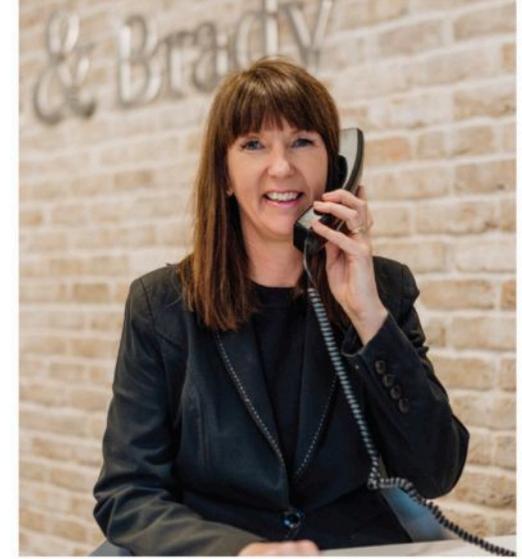
Dreaming of this home? Let's make it a *reality*



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Minors & Brady
Your home, our market



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