

THE MODERN HOUSE



Norfolk
Sold

Holt

Located in the picturesque centre of Holt is this artfully composed space that inhabits a former Georgian-era Methodist meeting hall dating back to 1813. The grade II-listed building has been thoughtfully and completely renovated by the current owners to create a gallery space on the ground floor and a self-contained apartment above.

The double-fronted building sits along a quiet road in the village centre, amongst traditional Norfolk-stone cottages. The main entrance opens to the gallery, principally divided across two main rooms that face the street through elegantly proportioned sash windows. At the end of the central corridor there is an office, a separate kitchen, a WC and a small courtyard garden. Service stairs from the kitchen lead to the apartment above.

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A second door, to the right of the main entrance, gives separate access to the first-floor apartment. The staircase emerges directly into the living room, a wonderfully bright space that has two windows that look out over the street. The kitchen has been simply modernised with pared-back units and a granite worktop, leaving plenty of space for a dining table.

Beyond the kitchen is a bedroom, equal in size to the living room and similarly bright, and a large bathroom. Richly toned solid-wood floorboards provide a warmth to the neutral interiors and subtle original details. Downstairs, much of the original fabric has been preserved creating an engaging interplay of materials and internal spaces.

The building is currently designated as mixed use, with a B1 Commercial space on the ground level whilst the upper floor is Residential.

Holt is a lovely rural Georgian North Norfolk town surrounded by well-wooded parks. Having burnt down in a great fire in 1708, the medieval market town was rebuilt on the same footprint but in Georgian style. A jumble of streets and alleyways fan out from the main high street, offering plenty of facilities, including a large central market, a clothes retailer called Old Town, an excellent fishmonger and a good game butcher. The Black Apollo coffee shop roasts its own coffee in a micro roastery just a few hundred yards from the shop.

The North Norfolk coast is renowned as one of the most beautiful areas of the UK with incredible sandy beaches, such as Holkham, and large areas of protected marshland. It is notable for its number of outstanding places to eat out (such as Wiveton Café and No. 1 Cromer) and vibrant villages and towns. A little further afield is the popular Gunton Arms, a traditional pub with rooms located in one of the areas fine historic parks.

The nearest train station is at Sheringham, around 25 minutes' drive, which runs services to London via Norwich. Norwich itself is approximately an hour and 55 minutes from London Liverpool Street by train.



East Anglia
Sold

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.