



The Old Rectory Holt, Norfolk

STRUTT & PARKER



## The Old Rectory

Holt, Norfolk, NR25 6RY

A fine Grade II\* listed Country house, beautifully restored, with Coach house, set within mature part wooded gardens and grounds on the edge of the Georgian market town of Holt.

Blakeney 4 miles, Sheringham 7 miles, Norwich 21 miles

Entrance hall | Drawing room | Morning room | Study | Second study | Cloakroom | Dining room | Kitchen/breakfast room | Utility / WC

First floor: Galleried landing | Master bedroom with ensuite bathroom | Three further bedrooms all ensuite | Fifth bedroom or other uses | Walk in Boiler room

Second floor: Bedroom with ensuite facilities | 3 Further bedrooms | Bathroom | 2 Store rooms

Coach house with stabling and garaging | Outside stores and pump room

Mature gardens and grounds | 2 acre meadow | Pond and stream | Woodland

**In all about 6.15 acres**







## The property

After some work in the 1960's little was done to the property until the current owners acquired the house in early 2007. Sympathetically renovated, The Old Rectory, now has a warm roof system with extensive insulation, new lead work, some new ceilings and new floors, completely re-wired, re-plumbed, many new hardwood sash windows and internal alterations provide a homely kitchen, warm dining room and ensuite facilities to a number of bedrooms giving comfortable accommodation finished to a high standard.

The result is a superb period home, with a blend of period features and rooms suitable for modern family living.

Of particular note is the fine entrance hall with portland stone floor and formal staircase with two spacious reception rooms to either side. The high ceilings, original fireplaces, wooden

floors and working shutters retain the early Georgian style. The hall leads to a large double aspect dining room with fine hardwood floor and through to a well fitted kitchen/breakfast room with gas fired Aga. The older part of the house has some fine exposed timbers, tiled floors and recessed ceiling lighting and a large utility and rear hall with secondary staircase.

On the first floor there is a superb master bedroom with steps down to an ensuite bathroom, second bedroom with ensuite shower room and further bedroom with large ensuite bathroom, all with working shutters. In addition there is a family bathroom and two additional large bedrooms. The second floor provides 4 further bedrooms, 2 bathrooms and storage or a further bathroom.

A sophisticated natural gas fired heating system includes 750metres of underfloor heating to the

reception hall, dining room, kitchen, rear hall and first floor shower room, providing an even heat, with radiators to the remaining rooms, and electric underfloor heating to the tiled floor bathrooms. The system is controlled within individual zones and the water system is fully pressurised.

All of the bathrooms and cloakrooms are well finished with extensive tiling, lighting and either bath surrounds or Victorian baths.

On the south side of the house there is a Pump Room and on the northern side two large stores used as a toolshed and firewood for the woodburners.

## Historical Note

The Old Rectory is believed to be the second oldest building in Holt, after Byfords. Mentioned in Pevsner's "Buildings of England"

it still has ' a stuccoed east façade with a segmental pediment over the door and a moulded platband.'

The front part of the house was probably rebuilt and completed about 1720 with the middle section of the house mentioned in Norwich archives as surrounded by a moat between 1000 - 1500. The Tithe Barn, no longer part of the property, is a little further down Letheringsett Hill.

The house was occupied by various Rectors of the Parish Church of St Andrews in Holt until it was sold in 1962. The last clerical occupant of The Rectory was the Reverend John Southern who was highly regarded in the area. The property was purchased by Sir Roy and Lady Harrod who had moved to Norfolk on his retirement from Oxford and remained their home for the rest of their lives.



## Location

The house is east facing and well screened from the road by mature boundaries and backs on to woodland where the ground rises up to Spout Hills and Church owned meadowland.

There are delightful views over the surrounding gardens and grounds from many of the rooms.

The Old Rectory is situated in the Glaven Valley, on the western side of the Georgian market town of Holt on the edge of the town which has an excellent range of high quality shopping, restaurants and galleries. Holt is renowned as the home of Gresham's public, preparatory and pre-prep schools with further schooling available in the area in both the state and private sector including excellent Primary schools at Kelling and Holt and Beeston Hall Preparatory School at West Runton. The villages of Blakeney and Cley, some 4 miles to the north, are part of the North Norfolk coast designed as an Area of Outstanding Natural Beauty and border the marshes and beaches which provide access to leisure pursuits and seal colonies and bird watching.

The cathedral city of Norwich (21 miles to the south) has a vibrant business community and is the regional centre for shopping, leisure and cultural facilities. There is a mainline railway station to London Liverpool Street and an expanding airport to the north of the city.

## Outside

The house is approached through brick piers and double electric wrought iron gates to a drive leading to a gravelled turning and parking area at the front of the house and side driveway to the Coach House. The northern boundaries are protected by a massive wall, and deer fencing to the road and east and south to Spout Hills. The meadow has been drained, and recently used for sheep, and is ideal for horses/ponies or grazing.

An estate iron fence divides the meadow from the front gardens, within which the spring-fed stream has been piped to lower the level of the

pond and still deliver water up to the south of the house.

The gardens have been taken back to the original layout, but are still full of snowdrops each spring, which Lady Harrod, as the founder of the North Norfolk Churches Trust, used for public visits and generate funds for the Trust.

There are some wonderful trees such as the larch close to the dining room and the magnificent beech close to the Coach House. Two oaks are reputed to be over 400 years old. The formal box garden contains tulips, roses and fruit trees, providing wonderful colour and change throughout the seasons.

The southern boundary rises up towards Spout Hills and meadowland and some magnificent mature trees. Early in the year the ground beneath them is carpeted with snowdrops. In the south east corner in this part of the garden is the old croquet lawn.

On the northern side of the house where the driveway passes the house there is also an access through an arch in the flint wall with the restored double solid wooden gates to the road. Internally, a lovely mellow red brick wall runs down this northern boundary of the property bordering the kitchen gardens which are extensive and interspersed with borders.

The driveway leads on to the Coach House which is a large brick and flint building with a pantiled roof. The building is approximately 56' x 18' with a garage, three stables with original wooden stalls, with cobbled flooring and loft over, a tack room and further garage. On either end of the Coach House are two storage sheds.

Beyond is a further area of the garden bordered by mature trees forming part of the woodland on the south and western boundaries. From the top of the woodland there are some magnificent westerly views over open countryside down the valley.











# The Old Rectory, Letheringsett Hill, Holt, NR25

GROSS INTERNAL FLOOR AREA 552.1 SQ METRES 5943 SQ FT (EXCLUDES RESTRICTED HEAD HEIGHT & COACH HOUSE & OUTBUILDINGS)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

## General

**Services:** Mains water, electricity, gas and private drainage.

**Council Tax:** Band G.

**Local Authority:** North Norfolk District Council. Tel: 01263 513811.

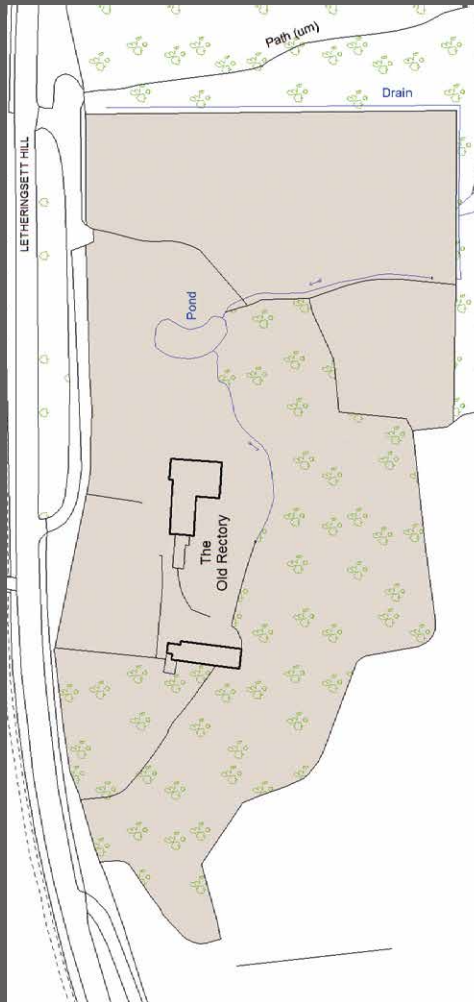
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The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

## Directions

On leaving Holt on the Fakenham Road travel down the hill turning first left into the layby. The gates to The Old Rectory are on the left hand side.



## Norwich

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