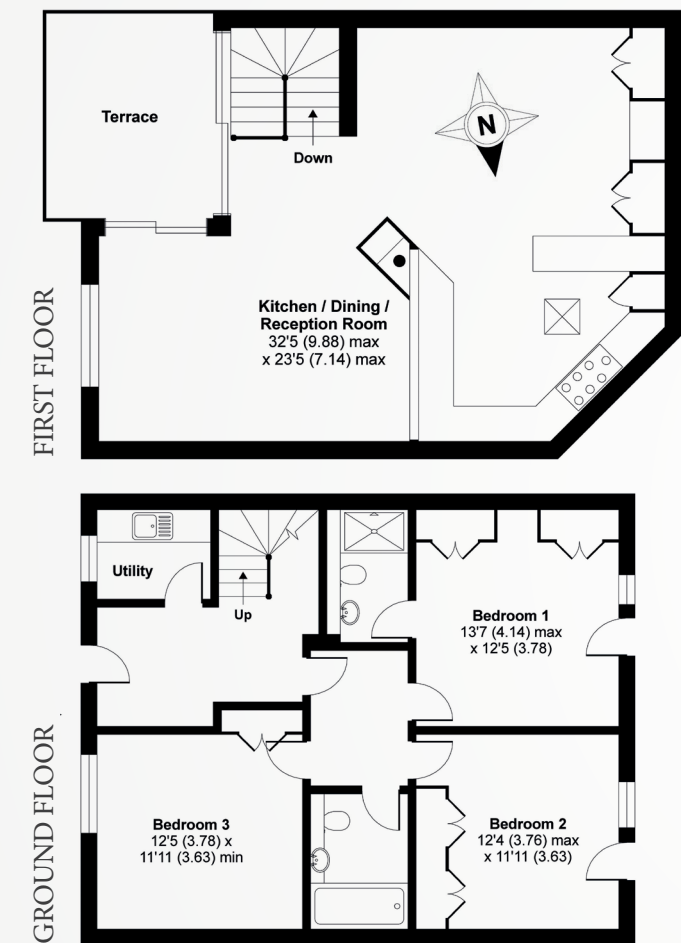




## LOCATION

Holt is a beautiful Georgian country town with an attractive range of shops, cafes and restaurants. Gresham's public school is situated within Holt and was originally founded in 1515; it has long been an important local centre for education. The cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1477 SQ FT | 137.2 SQ METRES



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 a 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 is given for initial guidance only and should not be relied on as a basis of valuation. Copyright.nichecom.co.uk 2017 | Produced for Sowerbys REF: 220488



## DIRECTIONS

Morston Mews, Jacobs Place, Holt NR25 6BH  
Leave the agents office and turn right down the High Street. Proceed past the Cley Road and turn right into Jacobs Place. Morston Mews can be seen on the left hand side.

## GENERAL REMARKS AND STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finklin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

## VIEWING

Viewing strictly by appointment only through the selling agents:



1a Market Place, Holt NR25 6BE  
Telephone: 01263 711167  
holt@brown-co.com



1 Market Place, Holt NR25 6BE  
Telephone: 01263 710777  
holt@sowerbys.com



## MORSTON MEWS | HOLT

A stylish development of 3 contemporary, 3 bedroom town centre houses

**UNITS AVAILABLE FROM £595,000**







## DESCRIPTION

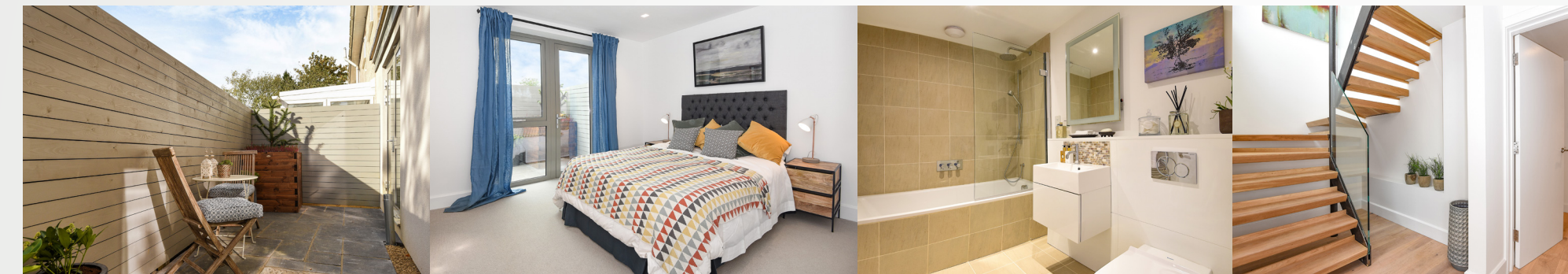
A chic and stylish development of just 3 contemporary town centre houses. Whatever you want - a town centre pied-a-terre, a weekend retreat or a unique home, Morston Mews is perfect with its elegant style, contemporary design, light filled living spaces and hand crafted kitchens - all just off the Holt High Street.

Morston Mews is situated just back from the vibrant Holt High Street providing town centre convenience & lifestyle yet perfectly balanced with a discreet and secure environment. Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty with excellent access to the North Norfolk Coast.



## MORSTON MEWS SPECIFICATION

Built to exacting standards the Morston Mews, three bedroom town houses boast the highest quality finish using sustainable materials. Designed by award-winning local architect James Henham RIBA, the Morston Mews development combines open-plan, luxurious living with superb, contemporary styling.



- Open plan first floor living spaces with vaulted ceilings
- Individual hand crafted kitchens with quality appliances
- Generous storage throughout, including utility rooms
- Engineered hard wood flooring and luxurious carpeting
- Gas central heating with underfloor heating to the first floor
- Three sided gas fires from Bell Fires
- Private rear terraces and two parking spaces for each property
- Master suites with high quality sanitary ware, floor and wall tiles
- Unique, handmade steel and hardwood staircases