



Holway House, 9 Holway Road, Sheringham, NR26 8HN

Highly regarded guest house offering 10x en-suite letting bedrooms, spacious owners' accommodation, private guest parking, and a genuine turnkey lifestyle business

- Exceptional Victorian guest house in the heart of Sheringham
- Ten beautifully presented en-suite guest bedrooms
- Spacious owners' accommodation with underfloor heating
- Comprehensively refurbished throughout by the current owners
- New roof installed as part of an extensive programme of improvements
- Genuine turnkey business ready to trade from day one
- Established trading history with accounts available upon request
- Guest parking and attractive outdoor seating areas
- Short walk to Sheringham beach, town centre and railway station
- Outstanding lifestyle business opportunity on the North Norfolk coast

£725,000



TOTAL FLOOR AREA: 2731 sq ft. (253.7 sq.m.) approx.
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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	