



6 THE STREET HOLTON, HALESWORTH, IP19 8PH



This charming end-terrace cottage offers the perfect blend of village living and easy access to local amenities. With a large, fenced field to the rear, it presents an excellent opportunity for those seeking a rural home, with potential for multi-generational living or a holiday let (STP).

Stepping through the main entrance, you are welcomed into a practical entrance hallway which also provides a useful utility area, offering space for everyday household appliances and storage. From the hallway, there is also access to a convenient downstairs shower room, fitted with a shower, wash hand basin and WC.

Continuing through the property, you will find the impressive sitting room, which is a particularly light and spacious reception room. The room enjoys a lovely outlook onto the garden, with doors providing direct access to the outside, making it an ideal space for relaxing or entertaining. A wood-burning stove provides a charming focal point and adds a cosy feel to the room during the colder months.

The sitting room leads naturally through to the kitchen, which is well equipped with a good range of wall and base units, providing ample storage and preparation space. The kitchen also benefits from integrated appliances and a door leading directly out to the rear garden, offering excellent practicality for everyday living.

Located just off the kitchen is the dining room, a versatile reception space overlooking the front aspect of the property. This provides a dedicated area for formal dining and entertaining, while also offering the flexibility to suit the needs of the next owner.

Ascending to the first floor, the accommodation continues with four bedrooms. Bedroom one is a particularly generous double bedroom, enjoying wonderful triple-aspect views that allow plenty of natural light into the room. From bedroom one, there is access to bedroom four, which is currently used as a home office. This versatile space could equally lend itself to use as a dressing room, nursery or additional bedroom, with the option of installing a stud wall to create a more private, separate room if required.

Bedroom two is another well-proportioned double bedroom, overlooking the front aspect and benefiting from built-in wardrobes, providing useful storage. Bedroom three is a comfortable single bedroom, making it ideal for a child's room, guest bedroom or study.

Completing the first-floor accommodation is the main family bathroom, which is fitted with a shower, wash hand basin and WC.

Outside, the property continues to impress, with a generous and versatile garden arranged over three levels. The immediate rear garden is relatively easy to maintain and benefits from a brick-built outbuilding positioned towards the end of the garden, providing useful additional storage or workspace. The property also benefits from excellent off-road parking, with a driveway accessed via double gates, as well as further parking in front of the garage and workshop/store. Both the garage and workshop/store benefit from an electric supply, offering a range of potential uses for those requiring additional storage, hobby or workspace. The garden itself is particularly versatile, with the second level providing a summerhouse and further areas of garden, creating a pleasant space for relaxing and enjoying the outdoors. The third and final level opens onto a substantial area of grassland, which is fully fenced and offers considerable flexibility for the new owner. Whether used as additional recreational space, for children and pets, gardening, or simply enjoyed as a generous piece of private land, this area is a fantastic feature of the property and adds significantly to its appeal.



4



2



2







TENURE - Freehold

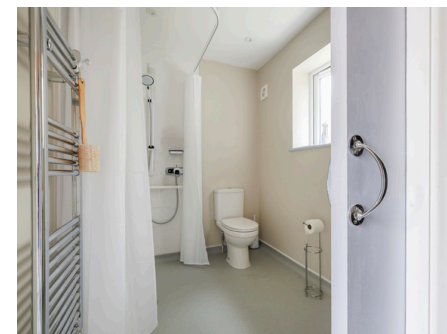
LOCATION – Holton is an attractive village with a friendly community. It has a primary school, active village hall and shop. It is close to the market town of Halesworth on the edge of the Suffolk Heritage Coast. The north Suffolk market town of Halesworth is a pretty town with a wide range of independent shops mainly situated along a pedestrianised Thoroughfare and Market Place. There is a weekly market on Wednesdays. The town has a primary school, library, railway station and excellent bus links to other local towns. Norwich the county city of Norfolk is located approximately 24 miles north, Ipswich the county town of Suffolk is 31 miles south and the popular regency resort of Southwold is only 9 miles to the east. A similar

distance away is the heritage coastline and the nature reserves of Minsmere and Dunwich. Halesworth has so much to offer from the Halesworth Arts Festival and numerous other events at The Cut arts centre, the annual Ink Festival which encourages aspiring writers, the Latitude Music Festival at Henham.

SERVICES - Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk – B EPC – C

VIEWING - Strictly by appointment with the agent's Halesworth office.



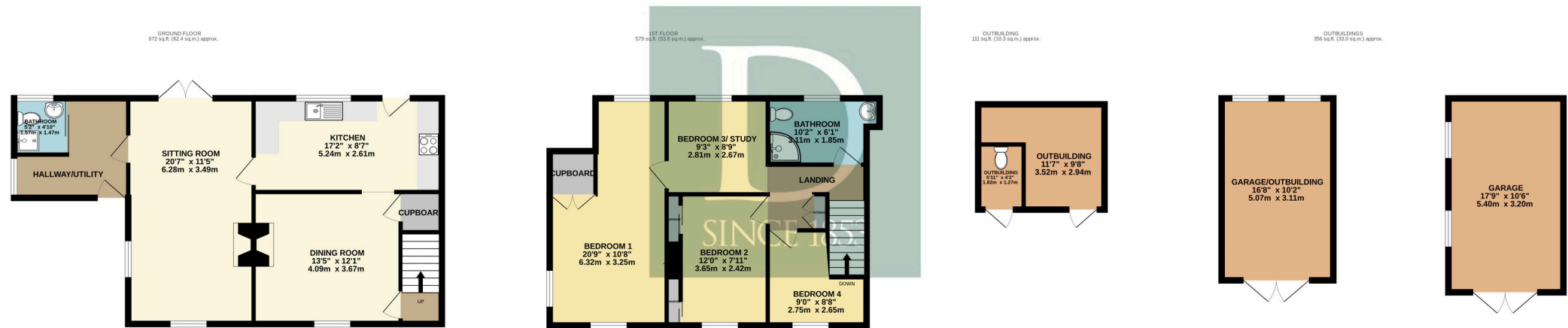


END TERRACE
COTTAGE SET IN
APPROXIMATELY
1 ACRE (STM)





FLOOR PLAN



TOTAL FLOOR AREA : 1718 sq.ft. (159.6 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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