

SOUTHWOLD
&
SAXMUNDHAM

EST. J 1993

JENNIE JONES

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&
SAXMUNDHAM

ESTATE AGENTS



6 Holton Terrace, Halesworth Suffolk. IP19 8HH

GUIDE PRICE

£475,000

An elegant Grade II listed three storey Victorian town house with a large secret garden. The property which lies within just a few minutes walk from the railway station and the town centre, with its vibrant Thoroughfare shopping centre, is also within a short walk of the park and the "Cut" (Halesworth's excellent art centre and music venue). The house, which is centrally heated by gas-fired radiators, retains many beautiful period features including ceiling cornices and picture rails, fireplaces and internal panelled doors. The house is thought to have been built in the late 1830s and consequently it has the feel of a Georgian home. The building was extended in the 1930s and more recently this century when the dining room was added. The accommodation includes a wide entrance hall and a useful down stairs cloakroom. There is a splendid sitting room with an impressive open fireplace which has a carved mantelpiece and surround, and fitted library shelves either side of the chimney breast. The pretty snug, which also has a fireplace, opens to the walled courtyard via a pair of French windows. The kitchen is well planned and has been fitted with custom built cabinets. These are arranged beneath honed granite work tops. There is a wide Belfast sink and fitted shelved units that include a book case and plate rack. The kitchen includes a dual fuel stainless steel range cooker beneath a stainless steel extractor hood. There is an integrated dishwasher and space for a tall fridge/freezer. The kitchen opens through to the dining room which has a dramatic vaulted ceiling, lit by skylights and a gable porthole. French windows and a casement door open out to the courtyard. The large cellar incorporates a very useful utility area where there is a washing machine, tumble dryer and fridge which are to be included in the sale. There is a wine cellar and former, large coal cellar area also. The first floor comprises three bedrooms (two doubles and a single). The third bedroom is used as a dressing room and the bedrooms are served by a large modern bathroom which has a double-end bath and a shower cubicle. There is also another, separate, w.c. off the landing. A staircase leads from the landing to the attic space which has a rear facing dormer window and velux skylight. This space has been used as a work room and for storage. Other similar houses have created an additional bedroom on this floor and there is great potential to develop and enhance the attic space. The courtyard, which has flagstone paving, provides the perfect place to sit for coffee. There is a pedestrian access which is useful for bins and cycles etc. However another path leads from the courtyard to the surprising secret garden. This large outside space has a lawn and two paved sun terraces together with a summer house. There are herbaceous borders and established hedges and trees, plus raised vegetable beds and a timber garden shed. An early internal inspection is strongly recommended in order to fully appreciate the versatility, character and potential that this much loved family home has to offer.

This part of Suffolk is a haven for writers, artists and musicians. Halesworth is a very well served Suffolk market town located on tributary of the River Blyth with a pretty and vibrant pedestrianised Thoroughfare (High Street) which has excellent local shops and restaurants. There is a supermarket and a primary school plus a superb arts centre and music venue at The Cut. The town has many buildings that date from the sixteenth century, but there is evidence of Roman and Saxon settlement too. Halesworth, which is ideally located for the Heritage Coast and seaside town of Southwold, is also conveniently placed for access to towns like Bungay and Beccles which is, of course, a gateway to The Broads. The town has approx. 44 acres of green space provided for conservation and wildlife.

SUMMARY OF THE ACCOMMODATION

Entrance Hall; Sitting Room 4.60m x 3.69m; Cloakroom; Snug/Family Room 3.04m x 2.95m; Kitchen 3.63m x 2.69m; Dining Room 4.52m x 2.69m; Cellar: Utility area 4.81m x 3.04m, Wine Cellar; Coal cellar area (restricted head room) 6.17m x 3.73; First Floor Landing; Bedroom One 3.72m x 3.38m; Bedroom Two 3.17m x 3.06m; Bedroom Three 3.70m x 2.39m; Bathroom 2.68m x 1.83m; Separate W.C., Attic Space 5.13m x 4.91m.

LOCAL AUTHORITY

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT
Tel: 01394 383789

SERVICES

Mains gas, electricity, water and drainage.

VIEWING

By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING = Exempt



TOTAL FLOOR AREA: 1929 sq ft. (179.2 sqm.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other features are approximate. The floorplan 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 is given as to their operability or efficiency. No warranties are given.

Made with [MetricMap.co.uk](http://www.MetricMap.co.uk)

Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office









