

EST.  1993

JENNIE JONES

ESTATE AGENTS



Sandy Lane, Holton, Halesworth, Suffolk IP19 8PJ

OFFERS IN EXCESS OF

£375,000

SUMMARY OF THE ACCOMMODATION

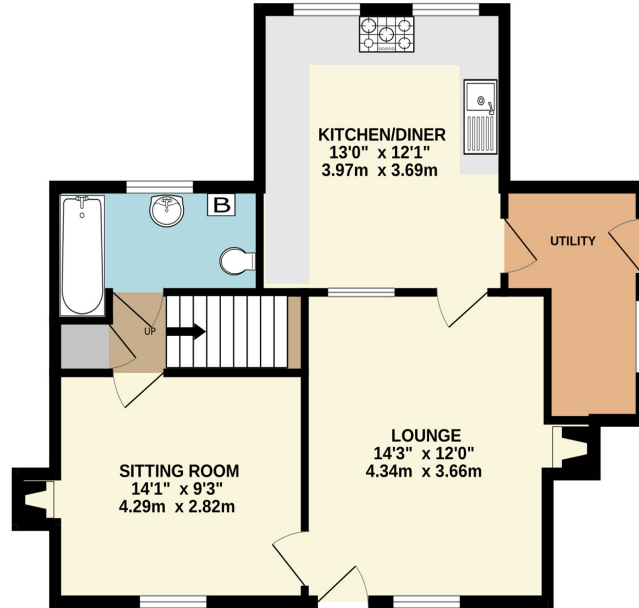
**LOUNGE; SITTING ROOM; KITCHEN/DINING ROOM; UTILITY; BATHROOM;
LANDING; THREE BEDROOMS; GAS FIRED CENTRAL HEATING;
GARDENS TO FRONT AND REAR; GARDEN WORKSHOP/STUDIO**

THE PROPERTY: This delightful detached period cottage is located in the centre of Holton and has a wealth of characteristic features with light and airy accommodation over two floors. Primrose Cottage is in excellent decorative order and benefits from gas fired heating with underfloor heating on the ground floor and radiators on the first floor, currently occupied as a full time family home Primrose Cottage would also seemingly make a wonderful holiday retreat and earliest viewing is strongly recommended.

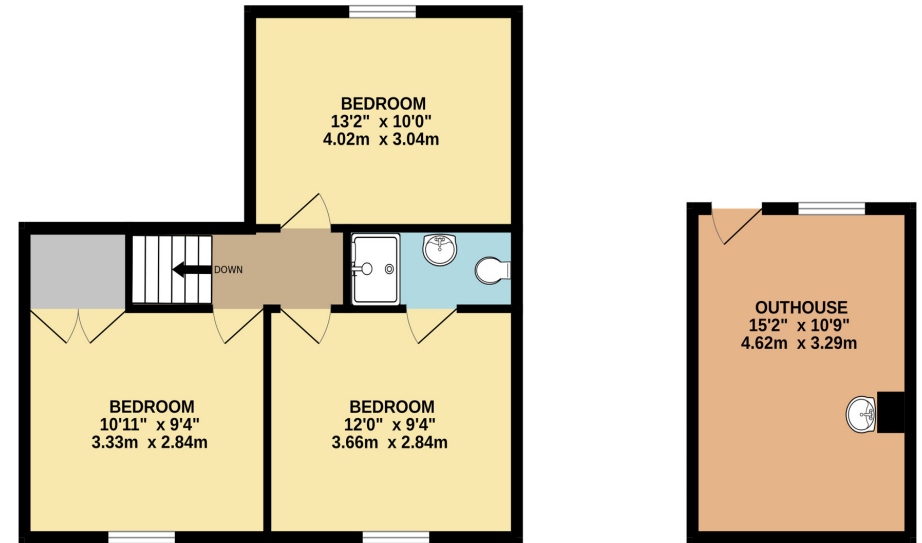
The front door gives access to the lounge which has an inglenook fireplace with raised hearth and log burner and there are exposed timbers. Off this a sitting room with fireplace and understair cupboard. The kitchen/dining room has a range of fitted floor, drawer and wall units with natural timber worksurface with china sink inset, timber breakfast bar, built in dishwasher and brick floor. The utility room has a fitted cupboard, worksurface, shelving, flagstone floor and door to outside. Off the sitting room is a lobby with a cupboard and stairs to the first floor and which gives access to the ground floor bathroom with 'p' shaped bath with shower and shower screen, pedestal washbasin, WC and wall mounted gas fired boiler. On the first floor are three bedrooms, all with timber floors and all capable of taking a double bed, with an en-suite shower room to the master and spacious wardrobe in bedroom 2. Outside the garden at the front of the property is laid to lawn and shingle and behind is a paved patio with fitted bench, ideal for sitting out - the rear garden is laid to lawn with timber garden shed and log store (the pizza oven may be available by separate negotiation). There is an outside workroom with water, light and power connected which is currently used for outside catering but would seemingly also suit well as a studio, work from home office or extra accommodation (STP).

LOCATION: The pretty hamlet of Holton is a short distance from the thriving market town of Halesworth which is located on a tributary of the River Blyth with a pretty and vibrant pedestrianised Thoroughfare 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 as well as an excellent library. 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 known as the Millennium Green, the largest of it's type in the country and this area provides for conservation and wildlife. For transport connections the town has a railway station which offers a regular service via Ipswich to London (Liverpool Street) and the main A12 London to Great Yarmouth road is about 5 miles to the east.

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



LOCAL AUTHORITY

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

COUNCIL TAX BAND: TBA

SERVICES

Mains gas, electricity, drainage and water.

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING = D

TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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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