



Beccles Road, Holton, Halesworth

Guide Price £850,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Former Victorian Rectory
- ✓ Sought After Village Location
- ✓ Five Impressive Reception Rooms
- ✓ Kitchen/Dining Room with Aga
- ✓ Six Bedrooms & Three Bathrooms
- ✓ Original Charm & Character Retained
- ✓ Private Plot of Approx. 0.5 Acres (stms)
- ✓ Separate Two Bedroom Annexe

To arrange an accompanied viewing please call our Bungay Office on 01986 490590

**STARKINGS
&
WATSON**



IN SUMMARY

This IMPOSING DETACHED RESIDENCE sitting PRIVATELY within a slightly elevated position, is nestled QUIETLY next to the Village Church, constructed of red brick under a predominately peg tiled roof with pantiles to the 1990's extension to the rear. The property offers a private PLOT of approximately 0.5 Acres (stms) alongside a DETACHED GARAGE, further attached garage and TWO BEDROOM COACH HOUSE/ANNEXE. The house itself offers vast amounts of accommodation over FOUR FLOORS to include a CELLAR, extending to over 3400 Sq. ft (stms) - with no less than FIVE CHARACTER FILLED RECEPTION ROOMS and SIX BEDROOMS, with THREE BATHROOMS. Retaining many original features including brick MULLION WINDOWS, scalloped barge boards and a UNIQUE SPIRAL STAIRCASE TOWER with hexagonal roof, picture rails and open fireplaces, the property was also extended heavily in the 1990's to provide further accommodation.

SETTING THE SCENE

The Old Rectory is approached from the roadside via a sweeping Tarmac driveway which is shared with the church and the Vicarage adjacent. Through a pair of brick pillars and iron gates, a private gravelled driveway provides ample off road parking leading to a timber double garage, the annexe and further garage beyond.

THE GRAND TOUR

Entering the main entrance door from the driveway into a formal entrance hallway with spiral staircase to the first floor landing opening into an inner hall. The first room to the right is a purpose study or library overlooking the rear with built-in storage. On the opposite side of the hallway is the formal dining room, a beautifully bright room with dual aspect windows overlooking the frontage, offering high ceilings and picture rails. Leading from the hallway again there is a downstairs shower room with W.C, and the sitting room. The sitting room overlooks the front and offers a feature bay window as well as open fireplace, high ceilings and picture rails. The kitchen/dining room can be found at the end of the inner hallway with a range of shaker style units and solid wood work surfaces. There is an AGA previously used as for the central heating as well as integrated electric oven. There is then space for various white goods and a kitchen table as well as access to the rear garden. Back off the inner hallway the main drawing room and snug can be found within the extension. This impressive room could be used for a number of purposes, currently used as a dining space with further snug area to the rear. There is a fireplace, doors to the garden and windows to three aspects. You will also find a secondary staircase leading to the bedrooms to the rear of the house as well as access underneath the staircase to the cellar. The cellar is tricky to access but offers three small rooms ideal for wine storage. This



completes the ground floor accommodation. The first and second floors are split into two sections, the bedrooms to the rear located within the 1990's extension accessed via the staircase in the drawing room and the main bedrooms found in the original part of the house accessed via the spiral staircase. Heading up the spiral staircase to the main first floor landing you will find three double bedrooms, the first to the left offers dual aspect with a feature fireplace, the second offers built-in wardrobes and high ceilings, with the third to the rear of the house. Also accessed from the landing is a large family bathroom which is fully tiled and offers a Jacuzzi style bath, separate shower cubicle, W.C, hand wash basin and bidet. Heading up the back staircase to the other side of the house off the first floor landing there is a characterful bathroom with vaulted ceiling, exposed timber beams, feature fireplace and rolled top bath. In addition there is a vast bedroom to the rear with triple aspect, built-in wardrobes and a large walk in storage cupboard. Heading up to the second floor landing you will find a large walk-in cupboard as well as two comfortable double rooms in the eaves.

ANNEXE

To the rear of the main house is a converted coach house/annexe suitable for secondary accommodation for a family member or for the use of staff, but is currently rented to a long term tenant. You will find an entrance hall, sitting room, kitchen, shower room with W.C, and two double bedrooms. Attached to the Coach

House is a secondary and useful garage/workshop.

THE GREAT OUTDOORS

The stunning private grounds extend to approximately 0.5 acres (stms). To the southern boundary is a lawn and a mature hedge with views across to the green and grass areas. To the rear of the house lies a delightful informal garden with fruit trees aplenty, fish pond, fir trees, mature shrubs, hedging and seating areas. The garden offers a very private and mature space ideal for keen gardeners.

OUT & ABOUT

The pretty village of Holton with a primary school and a Garden Centre and Farm Shop is a short distance from the centre of Halesworth with a variety of independent shops, The Cut Arts Centre, Library and Rail Station connecting to Ipswich and London Liverpool Street. The Regency coastal resort of Southwold and the Suffolk Heritage Coast are only short drive away.

FIND US

Postcode : IP19 8NG

What3Words : ///gross.nesting.sculpting

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







AGENTS NOTE

The initial part of the driveway is shared with the church and neighbouring Vicarage. The property is not Listed with mains drainage and electric services connected. Heating is provided via two separate oil fired boilers.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements