



D  
DURRANTS  
INC. RT  
FOR SALE  
01888 872553  
WWW.DURRANTS.COM

# BEE COTTAGE

3 SANDY LANE, HOLTON, IP19 8PJ



A characterful and individual two bedroom property in a quiet location in the sought-after village of Holton with off road parking and garden.

**This beautiful mid-terraced cottage has a lovely courtyard garden to the front. Through the main entrance door you are led into the open plan sitting room/diner which has character features throughout from the exposed beams and Inglenook fireplace with a cosy wood burning stove.**

**From here the kitchen leads and provides access to the rear garden through the stable door. There is plenty of space for appliances and lots of worktop space also.**

**Upstairs, off the landing bedroom one is a large double room and overlooks the front aspect and a further double room can be found to the rear. The bathroom has a bath, shower over bath, toilet and basin.**

**Outside – the property occupies a popular village location and has a driveway with off road parking for two vehicles to the rear. The rear garden is a good size and is currently easy to maintain although provides any new buyer the opportunity to put their own stamp on it!**

LOCAL AUTHORITY – East Suffolk Council

TAX BAND – Tax Band B

VIEWING – Strictly by appointment with the Halesworth office, telephone 01986 872553.

SERVICES – Mains water and drainage, electricity, gas fired central heating, uPVC windows and doors. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

BUILDING CONSULTANCY TEAM – Our building consultancy team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management – please contact the team directly on 01379 646 604

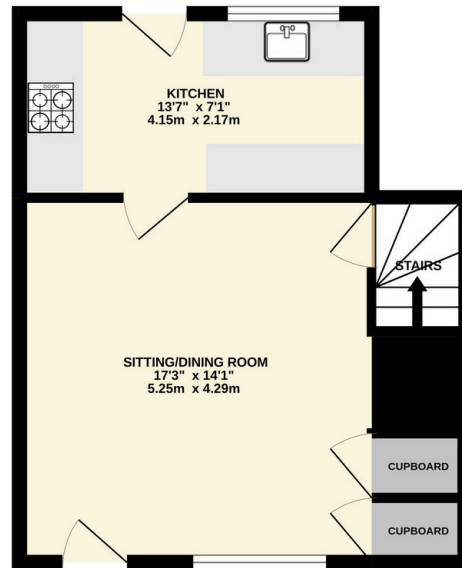
TENURE – Freehold



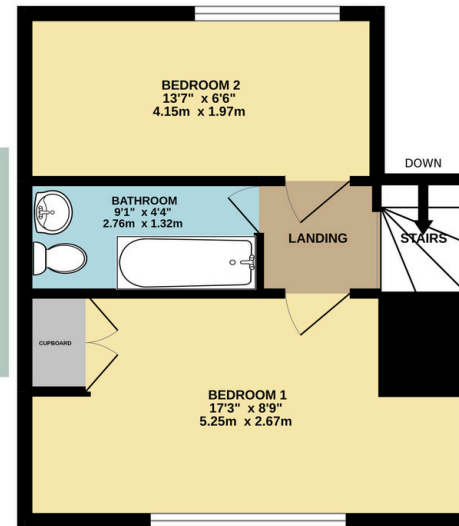


## FLOOR PLAN

GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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.  
Made with Metropix ©2022

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 12 Thoroughfare,  
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**  
Email : [halesworth@durrants.com](mailto:halesworth@durrants.com)