



3 Hope Terrace, Holton Road, Halesworth
Suffolk, IP19 8HB





Once part of a Victorian school, this extremely spacious house is immaculately presented and only a short walk to Halesworth town centre and railway station. Set in a large private plot, it is a gardener's delight.

Accommodation comprises:

- Entrance lobby and cloakroom
- Open plan kitchen/dining/family room
- Large sitting room
- Four double bedrooms
- Well appointed bathroom & shower room
- Immaculate and stylish interior with over 1,700 sq ft of accommodation
- Long driveway with plenty of parking
- Established vast garden with lots of potential to create a tranquil haven
- Gas central heating and a wood-burner
- Close walking distance to the railway station and centre of town
- Used as an Air B&B rental - 20 minutes drive to the coast



The Property

The front door opens to an entrance lobby which has space for coats and shoes, then leads to a wonderful open plan area with sofas around a stylish wood burner and plenty of space for dining. To the rear of this room a breakfast bar separates the well fitted kitchen. There are a good range of kitchen units with wooden worktops to include an integrated oven, gas hob and plumbing for a washing machine and dishwasher. Patio doors open out to the rear and overlook the long garden. Beside the patio doors is a useful cloakroom. Fronting Holton road is a spacious sitting room, again with large windows making all the rooms in this house very light. Off the large first floor landing are four beautifully presented double bedrooms, all of which are a generous size. There is a well appointed shower room and a stunning bathroom with a bath and a separate shower cubicle with a rainfall shower. This unusual, very light and spacious property has been completely re-fitted and renovated over a period of time by the current owner with attention to every detail and now offers a wonderful, comfortable and stylish home.



Garden

The property is set back from the road by a gravel driveway which runs beside the house and offers plenty of off parking, it also leads to the vast back garden where there is a large hard standing area which could be utilised for a workshop or parking for a caravan/motor home etc. The garden has lots of potential to create whatever a buyer would like as one side is walled and the rear boundary is owned by the cemetery and the fire station to the other side, marking the rear plot very private. There is currently several seating areas, a brick store and a further store.

Location

The property is situated a short walk from the town's shops and railway station. Halesworth provides many independent shops, a good range of schools, public houses, restaurants, doctors, vets and a supermarkets. Halesworth has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a twenty minute drive away.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating, Wood burner.
Mains electric, water and drainage.

EPC Rating: D

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: IP19 8HB

Agents Note

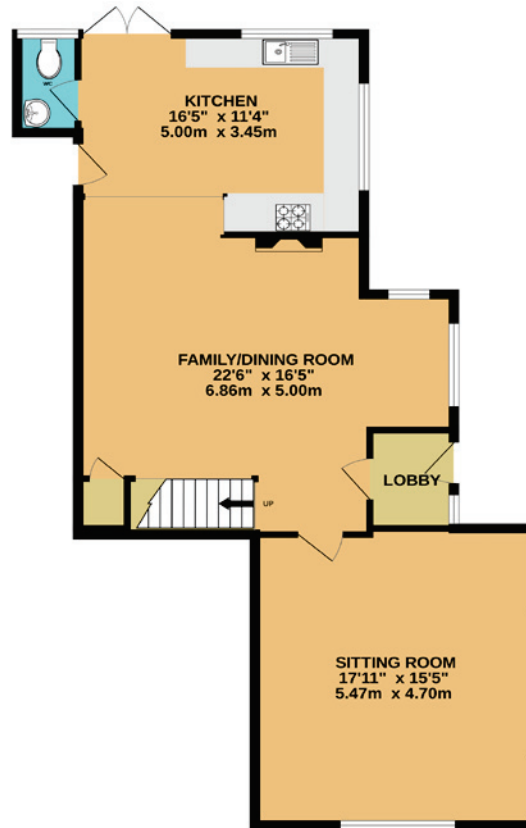
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

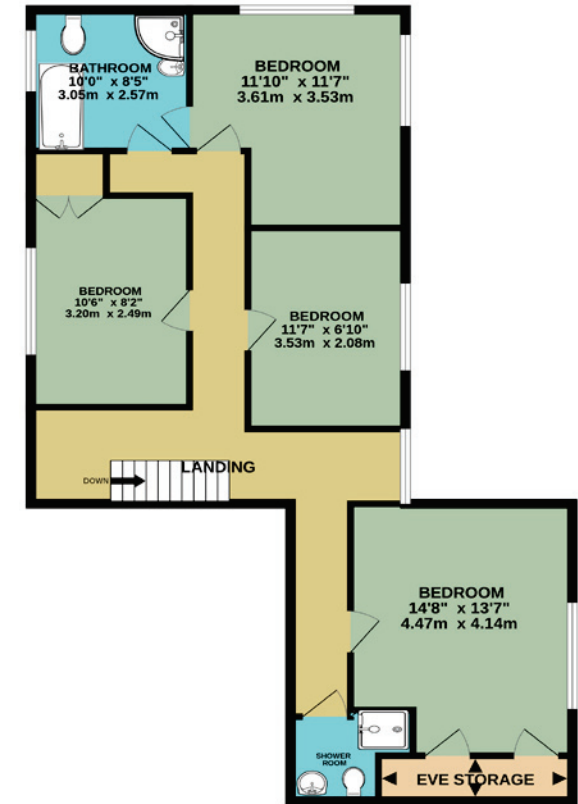
Vacant possession of the freehold will be given upon completion.

Offers in excess of £385,000

GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 1771 sq.ft. (164.5 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



HALESWORTH OFFICE
15A Thoroughfare
Halesworth
Suffolk
IP19 8AH

Tel. 01986 888205
halesworth@muskermcintyre.co.uk