



*5 The Street, Holton,
Halesworth, Suffolk IP19 8PH*



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ESTATE AGENTS



Southwold - 8 miles

Norwich - 26 miles

This charming and unique period two bedroom cottage is offered in excellent order, full of character and situated in the centre of Holton village, with the benefit of a small rear garden.

Accommodation comprises briefly:

- Sitting room with a large open fireplace
- Excellent well fitted kitchen
- First floor stylish bathroom with large corner bath
- Spacious landing
- Large double bedroom
- Single bedroom
- Rear garden with brick outbuilding
- Gas central heating
- Full of period features - such as wall and ceiling timbers, fireplace and exposed brick work
- Double glazed windows
- Newly fitted carpets
- Excellent full-time or holiday bolthole



The Property

The front door opens into the lovely good sized sitting/dining room with a brick open fireplace and a raised hearth. A light room with two windows to the front aspect. A lovely room with attractive brick flooring and exposed wall and ceiling timbers. A large oak stable door opens to the kitchen which is found to the rear with a stable door to the garden. The kitchen has been well fitted with a good range of wall and base cupboards with glass splashbacks and 'Minerva' composite worktops. Also fitted is a water softener, a built-in Neff oven, induction hob with a pull out extractor hood and space for a fridge/freezer.

A door from the sitting room gives access to the staircase and first floor spacious landing.

There are two bedrooms on the first floor, the generous main bedroom to the rear has a large window overlooking the rear garden with trees beyond. The bedroom located to the front is a single size, an irregular shape with a deep built-in wardrobe which also houses the combi gas central heating boiler. The stylish re-fitted bathroom has a large corner bath with a shower over, w.c. and hand basin and fitted with PVC wall panels.

This period terraced cottage with many of its original features and rather unique irregular shaped rooms has been a main home for several years but would also make a cosy permanent or holiday home.



Garden

The rear garden has a brick patio immediately behind the house with a path with flower beds to either side leading to the bottom of the garden, where there is a brick outbuilding which has power and water connected. The property has pedestrian access to the rear over the neighbouring properties.

Location

The property is situated in the centre of the village of Holton next to Halesworth. Halesworth provides many independent shops, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within close walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.



Fixtures & Fittings

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

Services

Gas central heating . Mains water, drainage and electricity.

Local Authority

East Suffolk District Council

Tax Band: B

Postcode: IP19 8PH

EPC: C

Agents Note

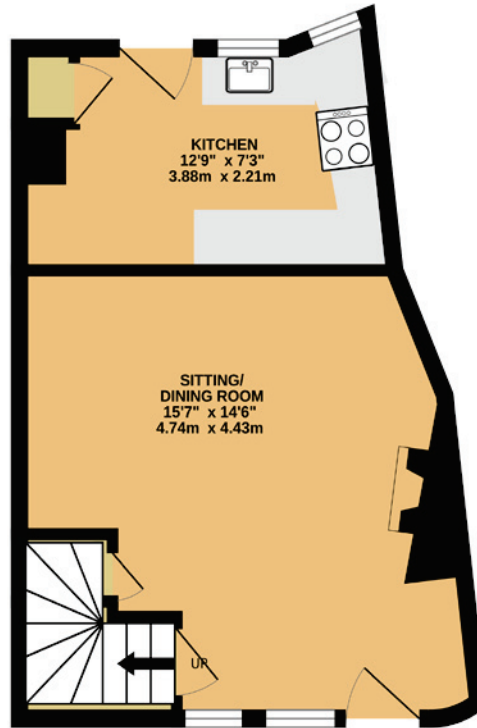
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

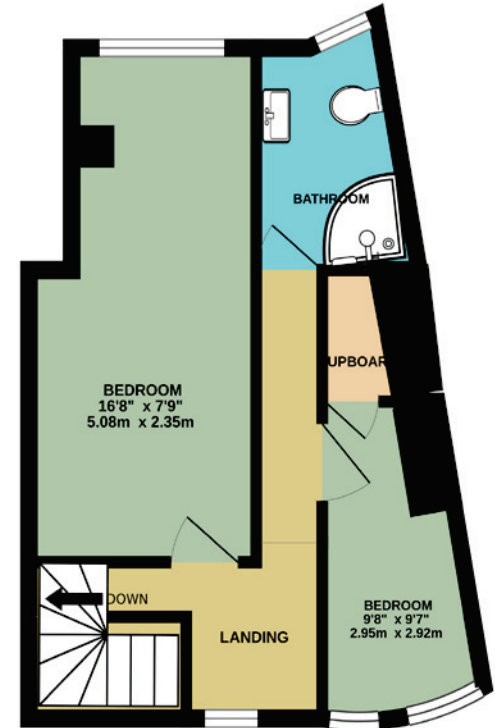
Vacant possession of the freehold will be given on completion.

Guide price: £250,000

GROUND FLOOR
292 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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