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*Cherry Tree Inn, Southwold Road, Holton,  
Halesworth, Suffolk, IP19 8PW*

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This former 18th Century Coaching Inn has undergone a complete programme of updating and re-modelling to include a stunning extensive oak and glass open plan extension to the rear. Also benefiting from an attached self-contained annex, wonderful 1/3rd of an acre landscaped rear garden backing onto the Blyth Valley.

Accommodation comprises:

- Entrance hall with cloakroom leading into a fabulous open plan kitchen/dining/family room with glass and oak doors opening onto the large brick terrace overlooking the rear garden
- Useful 'Tanked' cellar
- Utility/pantry room
- Large sitting room with a wood-burner
- Library
- Oak staircase with a landing to enjoy the rear view
- Three 1st floor bedrooms - a large bathroom and a shower room
- Two further 2nd floor bedrooms, currently used as office and studio with a seating area and w.c.
- Gas fired central heating with under floor heating throughout the ground floor extension
- Driveway with parking areas & E.V. charging
- Approximately 1/3 acre of wonderful professionally landscaped gardens with an expanse of raised brick terrace, large fish pond, geodesic dome, greenhouse, large workshop, orchard and raised vegetable garden
- An additional income from the one bedroom self contained annex - which could also be incorporated into the main house



### The Property

This impressive 18th century former coaching inn is complimented with a well designed substantial oak and glass 'Scandinavian style' extension. Steps to the side lead up to the large entrance hall with a cloakroom, and into the fantastic oak and glass rear extension providing an open plan kitchen/dining/family room. The kitchen is fitted with sleek cupboards and corian worktops with a large granite breakfast bar. Further along is the dining area and then a cosy area for sitting and enjoying the view through a bank of solar reflection glass windows and doors which open onto the raised brick terrace. Ceramic flooring with underfloor heating continues through these rooms. The cellar can be accessed from the hall, a useful storage room and also the library. There is also a utility room and a pantry. Off the the dining area a large opening takes you into the original 18th century part of the property which provides a generous sitting room with a wood-burning stove and a library. A modern oak staircase leads to the first floor landing with with floor to ceiling windows. Off the first floor landing are three double bedrooms. A generous bathroom and a shower room. A further staircase takes you up to the second floor where there are two rooms currently used as an office and studio, but could be further bedrooms with the benefit of a w.c. Attached to the side of the house is a well presented annex to include a bedroom, sitting area and a well fitted kitchen and a shower room, providing the owners with an additional income. The Annex can be incorporated into the main house, if wanted, through the interconnecting door in the library.



## Garden

The property is approached along a driveway to the side of the house, owned by the vendors but some neighbouring properties also have access over. Parking for three vehicles and an E.V. charging point is provided. A wonderful private garden of approximately 1/3 acre is entered through a gate by the raised terrace to the rear of the house. The rear garden has been professionally designed and landscaped and offers different areas - to walk and sit in. There is a sloping lawned area with a massive raised well stocked fish pond, a beautiful area of garden which is well planted with a variety of trees, flowers and shrubs with a geodesic dome. Paths lead through to the rear to a 'wild flower meadow' fruit trees, raised vegetable beds and flower cutting garden, two sheds and a greenhouse. At the bottom of the garden is a large workshop which can be accessed through a five bar gate to the rear where there is also additional parking.

## Location

The property is a short drive to the unspoilt heritage coastline with the lovely beaches of Southwold and Walberswick a ten minute drive away. The nearby town of Halesworth provides many independent shops, primary school, public houses, restaurants, doctors, vets and a supermarket. It 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.



### 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 with under floor heating and radiators. Mains electric and water and sewerage.

### Local Authority:

East Suffolk Council

Tax Band: E

Postcode: IP19 8PW

EPC Rating: tba

### 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.

**Guide price: £775,000**



TOTAL FLOOR AREA: 3522 sq.ft. (327.2 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.

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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.



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