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

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**MUSKER
McINTYRE**
ESTATE AGENTS



An fantastic opportunity to acquire this unusual property - an extended end terraced, well presented period house as it comes with approximately 1 acre of garden and a large stock fenced field. Situated in the centre of the village of Holton.

Accommodation comprises:

- Entrance lobby/Utility
- Well appointed ground floor and first floor shower rooms
- Large sitting room with a two way wood-burning stove
- Stylish well fitted kitchen with many integrated appliances
- Dining room with two way wood-burning stove
- 4 bedrooms - the master being particularly large and one a walk-through room currently used as a study
- Gas central heating
- Upvc and hard wood double glazing
- Latch and brace pine doors
- Large shingle drive providing plenty of parking
- Two detached timber garages/workshops
- Grounds of approximately 1 acre to include a side and rear garden and a stock fenced paddock
- Brick outbuilding, summerhouse and timber store



The Property

This well presented cottage is believed to date back to the 1700's with two recent additions, the property is entered through an entrance lobby with a utility area with plumbing and space for a washing machine and tumble drier. A shower room is to the rear with a large shower enclosure, w.c. and hand basin. A door leads off the lobby into a spacious sitting room. Patio doors open out to the rear garden and a fire place with a raised brick hearth houses a wood burner which also serves the dining room to the rear of this room. A door off the sitting room leads into the kitchen, this has been well fitted with a range of stylish kitchen cupboards to include many fitted appliances, an electric oven, induction hob, fridge and freezer and slimline dishwasher. There is access to the rear garden and a doorway to the separate dining room. This room also enjoys the two way wood burner, an under stairs pantry and a door leads to the stairs.

Off the first floor landing is another well appointed shower room fitted with a corner shower cubicle, w.c. and hand basin. A landing bedroom currently used as a study and three further bedrooms, the master being a very good size with dual aspect windows and a large cupboard housing the combi gas fired central heating boiler.



Gardens and Grounds

The property is approached from the side over a large shingled driveway providing plenty of parking. There are also a two detached timber garages/workshops both with power and light connected. Leading off the drive is access via a five bar gate up to the field which runs to the rear of the attached properties and has been stock fenced. The established gardens are to the side and rear and provide areas on different levels, all are dog proofed. The garden immediately behind the cottage is planted with a variety of shrubs/flowers and mature trees including a patio area with a pergola with wisteria and a brick outhouse, with power and water connected. There is also a greenhouse, summerhouse and garden store.

The adjoining smaller cottage is also being offered separately for sale by a different vendor through our agency, and could be ideal for use as an annex/holiday let or another family member.

Location

Holton is a village next to the market town of Halesworth, the village has the benefit of a garden centre with general store and a primary school. 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 with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a fifteen 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

Mains electric, water, drainage and gas central heating

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 0PH

Agents Note

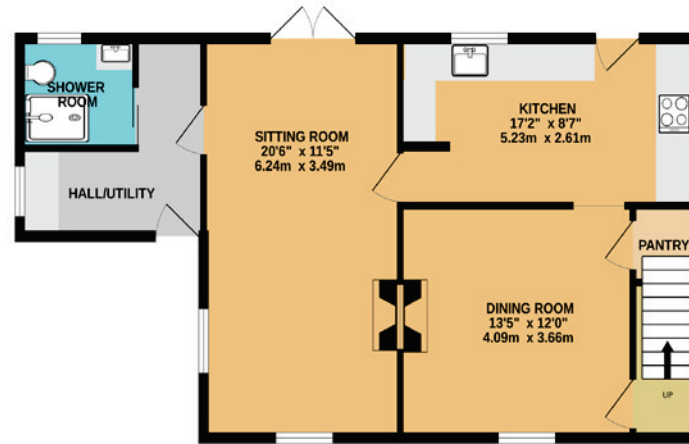
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

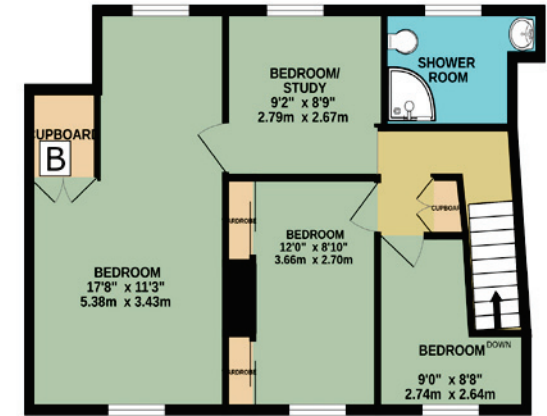
Vacant possession of the freehold will be given upon completion.

Guide Price £465,000

GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.

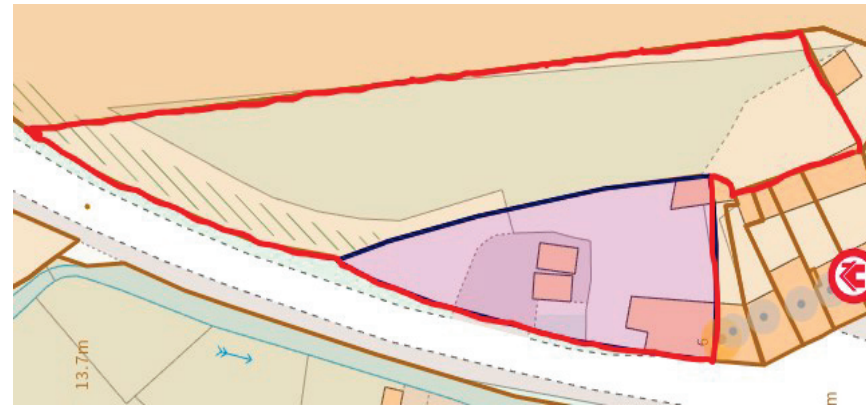


1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1251 sq.ft. (116.2 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.



To arrange a viewing, please call 01986 888205

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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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