



The Lord Nelson Inn



Huntingfield  
Estates  
FRAMLINGHAM

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## The Lord Nelson Inn

Holton | Halesworth | Suffolk

**GUIDE PRICE £700,000**

**IMMACULATE** former public house, now an impressive private residence with spacious accommodation, gardens, garage and workshop, close to the heritage coast of Southwold.

**LOCATION** Holton is a small village in north east Suffolk, just over 8 miles from the coast at Southwold and a mile to Halesworth which has a train station giving access to Ipswich and then onto London Liverpool Street. Halesworth benefits from a Library, independent shops, butcher, baker and The Cut which is a small theatre. Southwold offers an array of leisure facilities including High Street shops, restaurants, pubs, churches, a pier, golf and sailing clubs. The area is renowned for bird watching at Minsmere RSPB Nature Reserve and coastal walks and cycling opportunities. Blythburgh 1.5 miles, A12 1 mile, Halesworth 4.1 miles, Southwold 5.4 miles, Aldeburgh 14.6 miles, Framlingham 16.7 miles.





### INTERIOR

There is a covered porch to the front leading into a spacious Entrance Hall with slate flooring and ahead is the Sitting Room which is of a generous nature, has a brick built fireplace with an open fire, double doors lead into a capacious dining room which has a brick built fireplace and an inset woodburner. The dining room is light and airy being dual aspect and there are two doors one into the kitchen and one out of the kitchen. The Kitchen is the original commercial kitchen with stainless movable units for cleaning and has a contemporary feel with space for an American Fridge Freezer, stainless steel sink and drainer with windows overlooking the rear garden. A rear lobby gives access to the cellar which is sizeable, cloakroom, and a back door leading out to the garden. Off the Entrance Hall is a disabled toilet, a newly fitted bathroom and a further cloakroom with two wc's and two sinks set in an open vanity unit. Upstairs there is a massive landing giving access to three large double bedrooms all with their own En Suite Shower Rooms and a complete Annexe comprising Double Bedroom with Walk In Dressing Room, Kitchen/Diner with a good range of wall and base units, stainless steel sink and drainer with window above, an open staircase leading up to a huge attic room, plenty of space for entertaining and there is a shower room off the Kitchen comprising shower cubicle, wc and wash hand basin in a vanity unit and heated towel rail. There is a stunning Sitting Room with double aspect, and this would be a fantastic Granny Annexe or teenage pad or further bedrooms, if

required. This completes this amazing accommodation which would suit a variety of purchasers.

### EXTERIOR

There is a driveway to the side with parking for several vehicles and there is also a brick built double garage and a large workshop perfect for a classic car. The grounds are mainly laid to lawn but with well-established trees and shrubs and there is a patio area under a pergola with an established grape vine, perfect for outside dining.



## PROPERTY INFORMATION

**TENURE** - The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** - East Suffolk

**Tax Band:** TBC - please note that the annexe alone is on an A rating, but the vendors are still awaiting confirmation regarding the whole building.

**EPC:** C

**Postcode:** IP19 8PP

**SERVICES** Gas Fired central heating, mains drains, water and electricity, double glazed throughout with mainly sash windows

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing

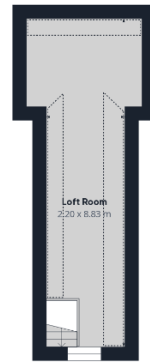




Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
312.26 m<sup>2</sup>

Reduced headroom  
7.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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