

Primrose  
Cottage The Street  
Holton  
Halesworth



# Primrose Cottage The Street

## Guide Price £375,000

### The characterful home close to the coast...

Details awaiting approval. Welcome to Primrose Cottage in Holton, a delightful detached period cottage that exudes charm and character. Perfectly situated in the centre of Holton, this home offers light and airy accommodation spread over two floors. With gas-fired heating, including underfloor heating on the ground floor and radiators on the first floor, this cottage is in excellent decorative order. Currently occupied as a full-time family home, it also has great potential as a holiday retreat. The front door opens to a cosy lounge with an impressive inglenook fireplace, exposed timbers, and a log burner. Adjacent to the lounge is a dining/sitting room with a fireplace and an understair cupboard. The kitchen/breakfast room features fitted floor and wall units, a natural timber worksurface, a porcelain sink, a timber breakfast bar, an integrated dishwasher, and a brick floor. Completing the ground floor is a utility room with a fitted cupboard, worksurface, shelving, flagstone floor, and external access. A lobby off the sitting room leads to the first floor, where you'll find three bedrooms with charming timber floors, all capable of accommodating double beds. The master bedroom boasts an en-suite shower room, while bedroom 2 offers a spacious wardrobe. The first floor also includes a family bathroom with a 'p' shaped bath, shower and shower screen, pedestal basin, WC, and a wall-mounted gas-fired boiler. Outside, the front garden features a lawn and shingle area, while the rear garden offers a paved patio with a fitted bench, perfect for outdoor relaxation. Additionally, there is a lawn area, a timber garden shed, a log store, and an outside workroom with water, light, and power connected. The workroom is currently used for outside catering but could also serve as a studio, work-from-home office, or extra accommodation (subject to planning permission).

### Agents notes...

A pre-recorded walkaround tour is available for this property.

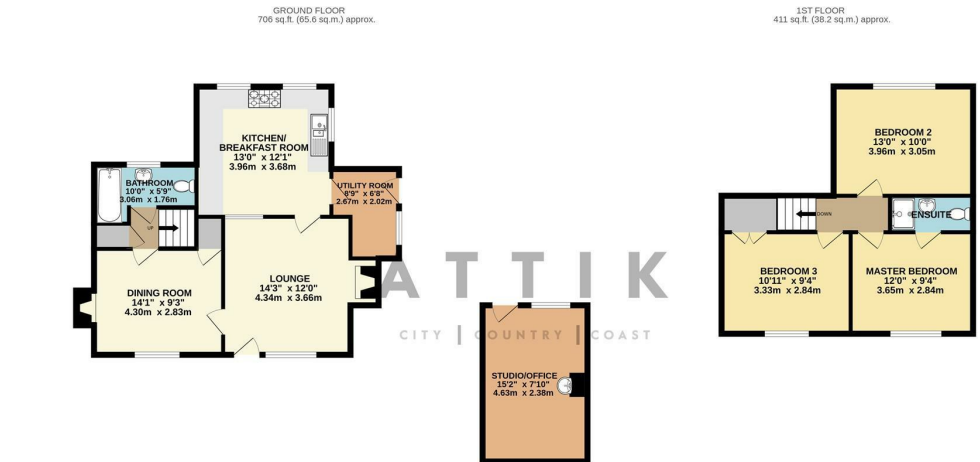
Council Tax Band C

Floor plan to follow

Local Authority  
East Suffolk

Council Tax Band C

EPC Rating D



While 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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