

The Old Post  
Office Mill Road  
Holton  
Halesworth



# The Old Post Office Mill Road

## Guide Price £325,000

### The Old Post Office...

This charming property, known as the Old Post Office Holton, presents a wonderful opportunity for renovation and modernisation. Set in a picturesque red brick Georgian building, this property boasts a driveway for up to three cars and a beautifully private, mature rear garden.

Stepping into this historic home, you are greeted by the original cottage brimming with character and unique features. The entrance is through the old post office rooms, complete with a charming post box by the front door. These rooms have been tastefully updated to create a spacious entrance hall or study, leading to a generously sized room currently utilized as a music room. The heart of the home lies in the expansive kitchen breakfast room, which leads to a cosy dining room with a fireplace, a lobby, a dual-aspect lounge with another fireplace and wood burner, and a garden room with access to the rear sanctuary.

Continuing on the ground floor, you'll find a lobby with the boiler and room for appliances, as well as a bathroom featuring a grey three-piece suite and an electric shower over the bath.

Upstairs, the property offers two spacious double bedrooms with built-in storage, a roomy single bedroom, and a shower room, all accessible from the landing.

Outside, the property features an attractive front garden with metal railings and a driveway adorned with an original red phone box. The rear garden, accessible from both sides of the house, is a peaceful retreat with a lush lawn, mature shrubs, and trees, including a magnificent Horse Chestnut tree.

Situated in the heart of Holton, this property offers easy access to local amenities such as the primary school and village hall just a short two-minute walk away. For additional conveniences, the town of Halesworth is less than a mile away, while the breathtaking Heritage Coast with its charming destinations like Dunwich, Southwold, and Walberswick can be reached within a scenic 20-minute drive.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band D

EPC to follow

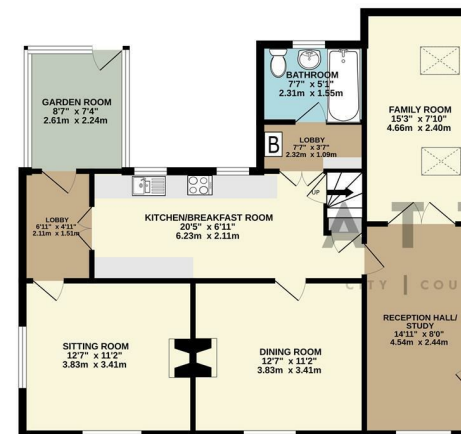
Local Authority  
East Suffolk

Council Tax Band D

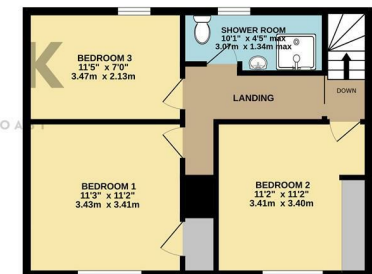
EPC Rating D



GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1333 sq.ft. (123.8 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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