

High Mill View The  
Street  
Holton  
Halesworth



# High Mill View The Street

## Guide Price £450,000

### The enchanting two/three bedroom character home...

High Mill View in Holton offers an enchanting property set back from the road creating your own little haven, bursting with character and charm throughout.

As you approach the property you are greeted with a charming entrance porch canopy, opening into the entrance hall that features lovely, tiled flooring and ample space under the stairs. From here, the highlight of this home awaits, the sitting/dining room. Boasting hardwood flooring, exposed beams, a cosy wood burner inset in a brick fireplace, and triple aspect windows allowing an abundance of natural light and magnificent garden views, this room really is the pinnacle of country living. Its sheer size also lends itself to a multitude of layouts and uses to suit your needs.

Moving to the kitchen, you will find a blend of traditional charm and modern amenities, with tiled flooring, a variety of wall and base units, and a built-in oven with hob over. From here you then have access to the utility room as well as the large, glazed porch/conservatory to the front; that could be used as another seating area or entrance point to the property. The utility offers a pantry, space and plumbing for a washing machine and plenty of storage space, and then follows into a spacious wet room, with a cloakroom just beyond offering a W/C and wash basin.

Upstairs, you will find two bright and spacious bedrooms, each unique in its own way. The primary bedroom offers hardwood flooring, a large window with garden views, and a modern 3-piece ensuite with a bathtub, W/C and hand wash basin. The second bedroom presents a well-lit and versatile room with space for a double bed and additional furniture, with a separate room from here that could be used as a dressing room, home office, playroom, or a bedroom with some minor works.

Externally, the property continues to impress with a long driveway offering ample parking, and a beautifully landscaped garden throughout boasting mature borders and fruit trees, a charming brick path and a pond. Additional features include outdoor storage spaces with an art studio and various outbuildings that offer great potential to suit your needs.

### Agents notes...

A pre-recorded walkaround tour is available for this property - Council Tax Band D

Local Authority

East Suffolk

Council Tax Band D

EPC Rating E



Contact

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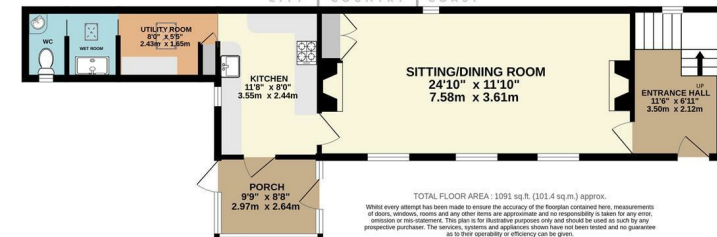
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1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



ATTIK

GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 sq.m.) approx.  
While every effort 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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