44 Sleepy Valley
Holton Hall Park
Halesworth
IP19 8NH

ATTIK
CITY | COUNTRY | COAST

44 Sleepy Valley
Guide Price £130,000

The secluded lodge in a haven for nature...
44 Sleepy Valley in Holton Hall Park offers its residents a tranquil and secure living environment. Situated within a secluded private park with a gated entrance, only accessible to residents and owners, this property provides a high level of privacy and security. The spacious plot includes parking for two cars, with a recently laid stone driveway and convenient features like a log store and tool store/utility room.

Inside, the property features a well-equipped kitchen, two comfortable dual-aspect double bedrooms, one with built-in storage, and a charming lounge/diner with a wood burner for cosy nights in. The property also boasts a lovely outdoor decking area accessible from the sitting room, perfect for enjoying the afternoon and evening sun in a peaceful setting.

Surrounded by the beauty of the 68-acre park including a large lake and woodlands. residents can enjoy the abundance of nature, including numerous deer, herons, otters, and foxes, all of which have been captured on HHP wildlife cameras around the park. The property offers a unique blend of modern comfort and natural beauty, making it a wonderful holiday retreat.

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

Council Tax Band; Exempt (Holiday Lodge)

Service Charge of £1500 p/a covers water, business rates and the running & maintenance of the grounds and roads. Electricity is metered.

Holiday use only for 10.5 months, park closed for overnight occupation for 6 weeks from 6th January to 17th February

There is a one-off environmental charge upon purchase of £1400.

Local Authority

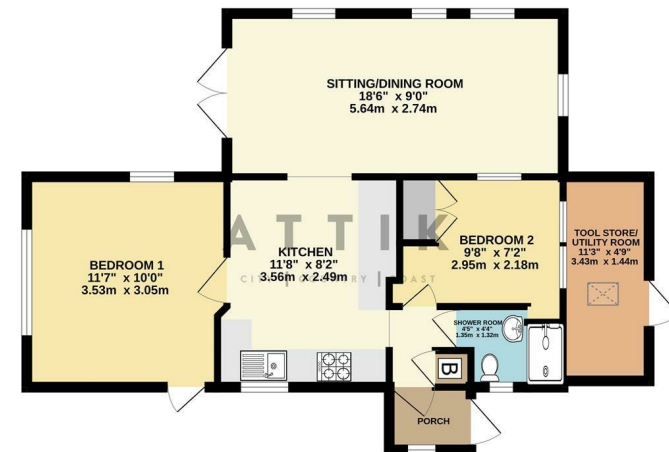Council Tax Band Exempt

EPC Rating

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GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.

SITTING/DINING ROOM
18'6" x 9'0"
5.64m x 2.74m

BEDROOM 1
11'7" x 10'0"
3.53m x 3.05m

KITCHEN
11'8" x 8'2"
3.56m x 2.49m

BEDROOM 2
9'8" x 7'2"
2.95m x 2.18m

TOOL STORE/ UTILITY ROOM
11'3" x 4'9"
3.43m x 1.44m

SHOWER ROOM
4'5" x 4'4"
1.35m x 1.32m

PORCH

TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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