

2 St. Peters Path
Holton
Halesworth
IP19 8NB



ATTIK
CITY | COUNTRY | COAST

2 St. Peters Path

Guide Price £315,000

The immaculate detached family home...

Tucked away in a wonderfully tranquil position within the village of Holton, 2 St Peters Path is a beautifully presented three-bedroom home offering generous living space, charming gardens, and superb access to both town and coast.

Situated opposite a mature green with ancient oak trees, the property enjoys a lovely outlook and a real sense of privacy, while still being just a short drive (or pleasant walk) from the vibrant market town of Halesworth—home to an array of independent shops, cafés, pubs, and the renowned The Cut Arts Centre. The glorious Suffolk coast, including Southwold, Walberswick, and Dunwich, is just 15 minutes away, making this a perfect retreat for coastal escapes or full-time living.

Stepping inside, you'll find a wide entrance hall leading to a dual-aspect lounge-diner, flooded with natural light through large windows and sliding doors. The well-proportioned space opens onto a sun-drenched patio and lawn, ideal for entertaining or simply soaking up the peaceful garden surroundings.

The kitchen is an excellent size, fitted with a large range cooker, ample cabinetry, and space for all appliances. A WC cloakroom and useful under-stairs storage complete the ground floor.

Upstairs, you'll find three bedrooms. The principal bedroom is impressively spacious with a leafy front aspect and a freestanding wardrobe included. Bedroom two, a double, boasts wall-to-wall fitted wardrobes and views over the garden, while bedroom three offers versatility as a home office, guest room, or nursery. The contemporary shower room is fully tiled and fitted with built-in storage and an electric shower.

Outside, the south-east facing rear garden is a true delight—well-planted with mature borders, paved seating areas, and a sense of seclusion. The former garage has been smartly converted into a fully insulated studio/home office, with electrics and natural light—perfect for remote work or creative pursuits. There's off-street parking as well as additional visitor spaces nearby.

In all, 2 St Peters Path is a property that blends comfort, practicality, and setting—a hidden gem in one of north Suffolk's most accessible and attractive rural locations.

Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority
East Suffolk

Council Tax Band D

EPC Rating D

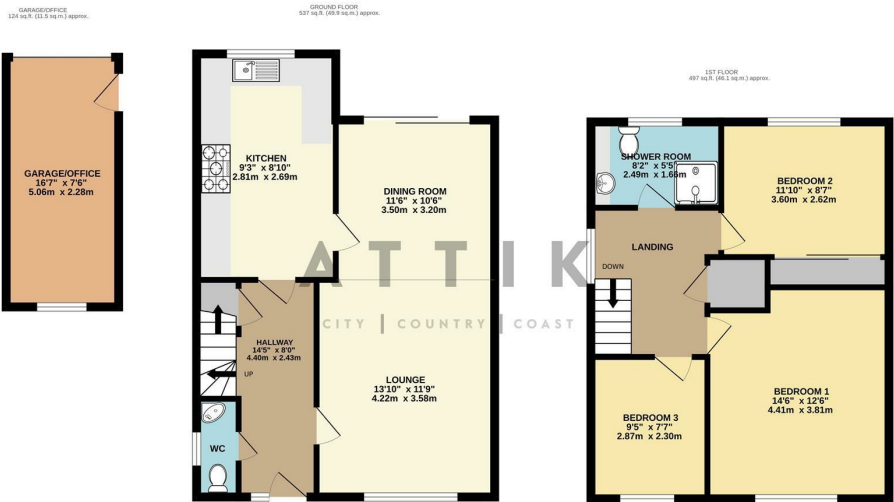


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TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.

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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