



YORK COTTAGE, 1 THE STREET

HOLTON, HALESWORTH, IP19 8PH



Offset from the road, positioned at the beginning of a quiet lane, York Cottage is a beautifully presented period property with a delightful, detached annexe, offering exceptional versatility and charm.

Framed by a pretty cottage garden, this idyllic cottage is perfect for those seeking a peaceful countryside retreat with flexible living or income potential.

The main cottage welcomes you through a front entrance hall with stairs rising to the first floor. The hallway leads on to a spacious double-aspect sitting featuring an impressive inglenook fireplace with an inset wood-burning stove and lovely garden views. This leads seamlessly into the kitchen/breakfast room, which is fitted with an attractive range of modern units, wood worktops, and a traditional butler sink—perfectly blending style and practicality.

A more recent addition to the cottage is the stunning dining/family room. Bathed in natural light from overhead rooflights, this elegant space opens directly onto the rear garden and also provides access to a convenient ground-floor WC.

Upstairs, the first floor offers two bedrooms. The principal bedroom benefits from built-in storage and access to a beautifully appointed bathroom, complete with dual

wash basins, a double-ended bath, and a separate shower. From the landing, steep stairs rise to a further versatile room tucked into the eaves.

Across the garden sits the detached annexe, a tastefully converted and inviting open-plan space with a contemporary, recently refurbished kitchen. Stairs lead from the main living area to a light and airy bedroom with an adjoining shower room—ideal for guests, multi-generational living, or use as a successful Airbnb, as previously enjoyed.

The gardens surrounding York Cottage are designed for ease of maintenance alongside established shrub planted borders. Double gates to the side provide the option for off-road parking, although many will choose to park further along the lane and fully embrace the garden space.

Situated just a stone's throw from Holton Pits nature reserve, this wonderful home is a haven for wildlife enthusiasts and walkers alike.







York Cottage is a rare find—charming, flexible, and brimming with character in a much-loved Suffolk village.

SERVICES

Mains electricity, water and drainage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

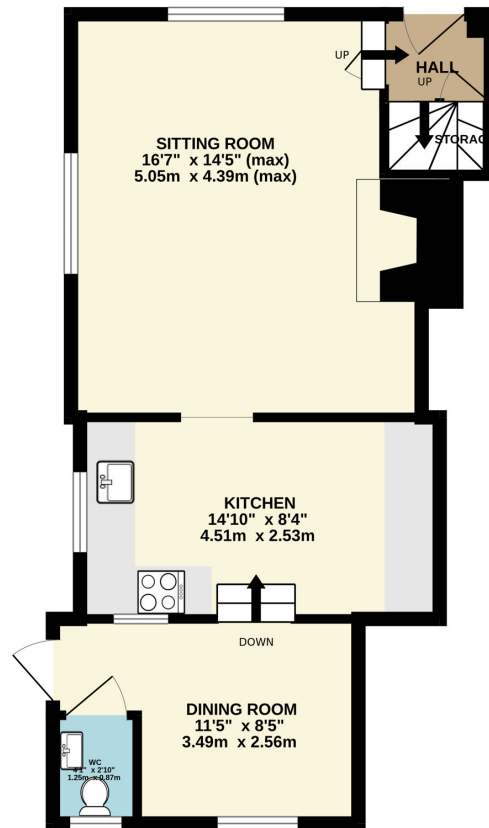
East Suffolk Council. Council Tax Band – B



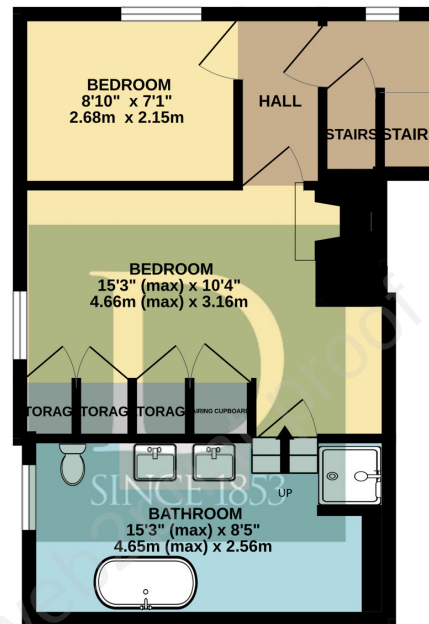




GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR
92 sq.ft. (8.6 sq.m.) approx.

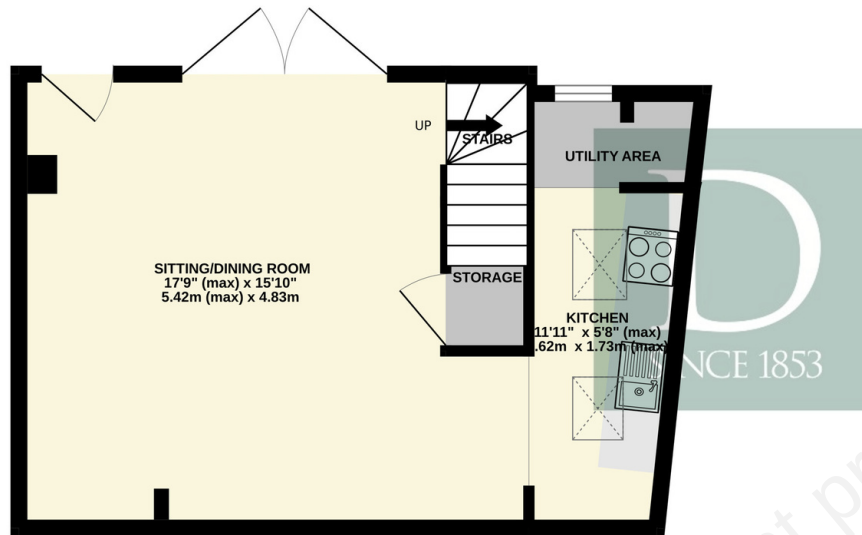


TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.

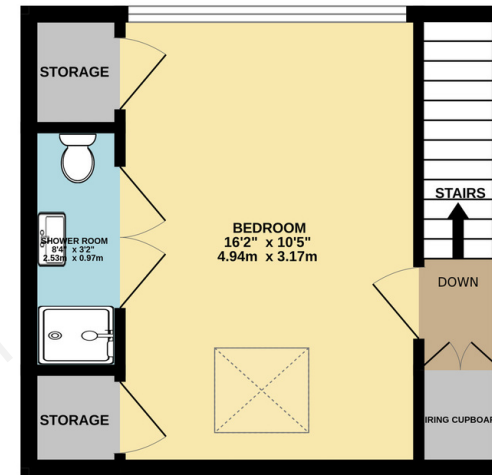
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FLOOR PLAN

GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

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