



46 SLEEPY VALLEY  
UPPER HOLTON, HALESWORTH IP19 8NH





Located on Holton Hall Park, this detached mobile home is sat within a generous size plot and offers two double bedrooms, kitchen, bathroom and a large open plan living, dining area!

Access to the unit is via a charming wooden decked area that leads directly into a spacious open-plan kitchen, dining, and sitting area—creating a warm and welcoming atmosphere ideal for both everyday living and entertaining. The kitchen is fitted with a selection of base and wall-mounted units, offering ample storage, and includes designated spaces for electric appliances. The sitting and dining space enjoys pleasant views over the surrounding garden and is filled with natural light. Thoughtfully designed, this area also accommodates a sofa bed, making it suitable as an additional sleeping space for visiting guests when needed. From the main reception area, a door leads to the bathroom, which includes a walk-in shower, toilet and hand basin. There are two bedrooms within the unit. The main bedroom is a well-proportioned double and features built-in storage to maximize space. The second bedroom is a compact double/twin, ideal for children, guests, or use as a home office or dressing room. The unit sits on a well-maintained plot predominantly laid to lawn, with the garden beautifully wrapping around all sides of the mobile home—providing a sense of privacy and connection to nature. To the front of the plot, there is an off-road parking space that comfortably accommodates one vehicle. As a resident, you'll enjoy access to approximately 68 acres of scenic parkland. The site includes a variety of walking trails, open green spaces, and a picturesque lake, offering opportunities for relaxation, exploration, and outdoor recreation.

**CURRENT CHARGES** Environmental Levy: £1400 (one off payment) Subscription Fees: £395 per quarter General Rates: £25.44 per quarter Water & Sewerage: £22.93 per quarter Electricity: Electricity is metered and paid for by each member on a quarterly basis SERVICES LPG Calor Gas, mains water, drainage and electricity. The sitting room also benefits from a Calor Gas heater and in the hallway, there is a wall-mounted electric fan heater. Hot water boiler was newly installed in 2025 (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order). **VIEWING** Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553 to arrange.  
**TENURE** Freehold



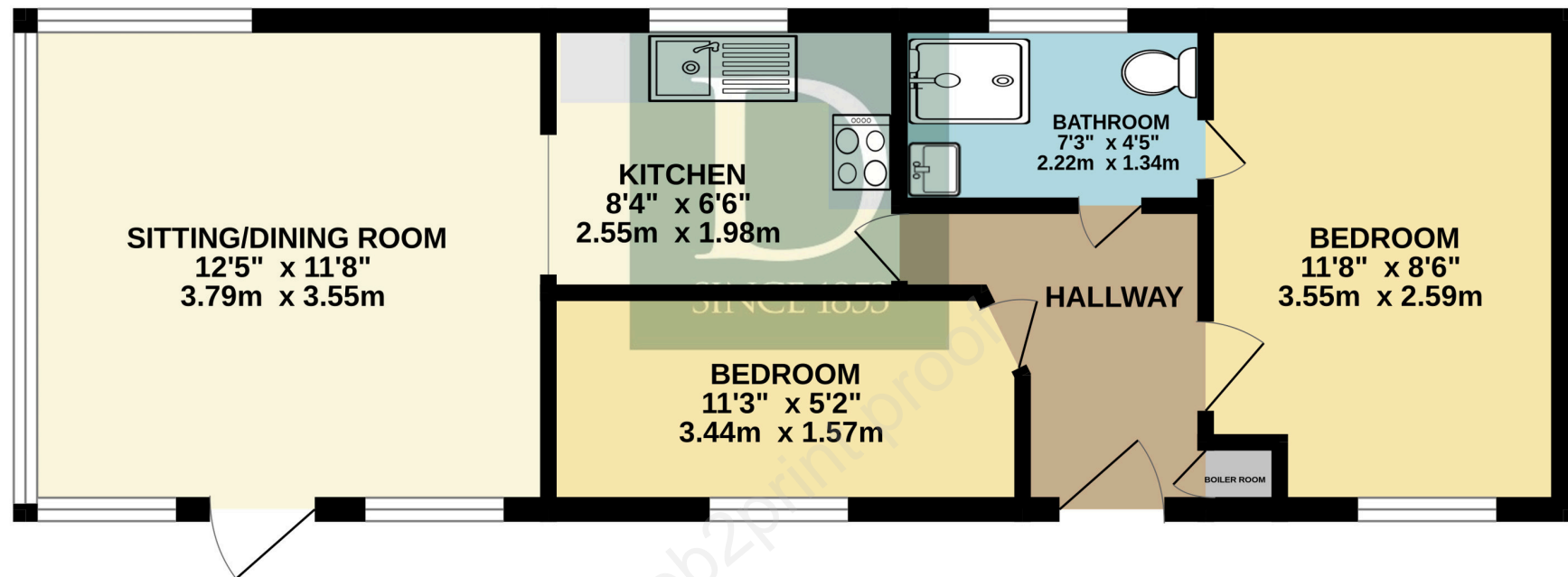






## GROUND FLOOR

426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 426 sq.ft. (39.6 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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