

*A four bedroom detached property
situated in a very pleasant position
on the outskirts of the village of
Holton, near Halesworth*

Rent £1,450 p.c.m
Ref: R776

The Vicarage
Beccles Road
Holton
Halesworth
Suffolk
IP19 8NG



To let unfurnished on an Assured Shorthold Tenancy for a term of six months

Contact Us



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Location

The Vicarage is situated on the outskirts of the pretty village of Holton. The village has a primary school and a village hall which hosts numerous clubs and a farm shop which provides fresh produce as well as a popular garden centre with cafe. Regular buses run to Halesworth, Southwold and Beccles and Halesworth railway station, about 1.5 miles away, has regular trains to Lowestoft, Ipswich and London.

Halesworth offers a range of facilities including a wide variety of shops catering for virtually every day-to-day need. There is a primary school, library, doctors' surgery, Co-operative supermarket and numerous cafes, pubs and restaurants. The town also benefits from The Cut, a centre for arts in the community which offers music, theatre, dance, comedy, cinema, workshops and art exhibitions to the local area. To the east lies the Heritage Coast which is renowned for its wide variety of leisure opportunities including the well regarded seaside resort, Southwold, (8 miles), historic Dunwich and the RSPB sanctuary at Minsmere.

The Accommodation

Ground Floor

Entering through partially glazed front door into

Entrance Hallway

With radiator and doors off to

Cloakroom

East. Fitted with WC, wash hand basin and radiator.

Main Hallway

With two fitted storage/hanging cupboards, radiator, stairs off to the first floor and doors leading to

Study 12'4 x 11'11 (3.76m x 3.63m)

South & West. A dual aspect room with windows overlooking the garden, fitted shelving and radiator.

Sitting Room 16'7 x 12'4 (5.05m x 3.76m)

West. A good size room with central (display only) fireplace, three radiators, glazed patio doors leading to the rear garden. Internal wooden sliding doors lead to the

Dining Room 12'4 x 10'8 (3.76m x 3.25m)

North & West. With views to rear garden, radiator and glazed door through to the

Kitchen 12'9 x 8'1 (3.89m x 2.46m)

East. Also accessed from main hallway. Fitted with a range of base and wall kitchen units with work surface above inset with a one and a half bowl stainless steel sink. Space and plumbing for dishwasher. Space for electric oven. Pantry cupboard. Radiator. Door leading to the



Utility 8'3 x 6'3 (2.51m x 1.90m)

North. Fitted with section of worksurface with space below for washing machine and tumble dryer. Thermicon oil fired boiler and door to outside.

Stairs from the main hallway lead up to

First Floor

Landing

With large storage cupboard, radiator and doors leading to

Bedroom One 12'5 x 11'11 (3.78m x 3.63m)

West. A double bedroom with radiator, fitted hanging cupboard and window overlooking the rear garden.

Bedroom Two 14'2 x 12'5 (4.32m x 3.78m)

West. A large double bedroom with radiator, two fitted hanging cupboards and views over the rear garden.

Bedroom Three 12'5 x 10'8 (3.378m x 3.25m) (max)

West. A further double bedroom with radiator and fitted hanging cupboard.

Family Bathroom

East. Fitted with WC, pedestal wash basin and panelled bath with shower over. Radiator and extractor fan.

Airing Cupboard

Housing the hot water tank and heating/hot water controls, and shelving.

Shower Room

East. Fitted with WC, wash hand basin and shower cubicle.

Bedroom Four 10'9 x 7'11 (3.27m x 2.41m)

East. A single bedroom with radiator, fitted hanging cupboard window to the front.

Outside

The property is approached by a shared private track, which leads off the public highway. This leads to a driveway in front of the property and provides parking for a number of vehicles and with a single garage. To the sides and rear of the property, there is a very good size garden that is laid predominantly to grass and bordered by mature trees and hedgerows. There is also a wooden shed.

Services Mains water, drainage and electricity connected. Oil fired central heating.

Council Tax Band F; £3,148.35 payable 2025/2026

Local Authority East Suffolk Council.

Viewings Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

April 2025



Directions

Proceeding north on the A12 towards Southwold, turn left onto the A145 then fork left onto the B1123 signposted Holton and Halesworth. On entering Holton take the right turn into Mill Road signposted Holton Village and at the junction, turn right onto The Street. After a further quarter of a mile, turn left for St Peter's Church and the property will be situated a further 50 yards on the right hand side.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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