



## Holton, Halesworth,

Offers Over £395,000

- Pretty Village
- Walking distance to Railway and Shops
- Driveway for 3 cars
- Studio/workshop in garden
- Family bathroom and en suite
- Garden/patio
- Close to Halesworth and the Coast
- New kitchen
- EPC - D



# Bungay Road, Holton, Halesworth

A delightful village cottage beautifully presented having been extended and improved in recent years creating a warm and welcoming home ideally located for exploring the Suffolk Heritage Coast. Halfpenny sits in the middle of the popular village of Holton, opposite the small local primary school. The village hall hosts a wide variety of clubs such as art and yoga and regular events including craft fairs, pub nights, quiz evenings and even a Classic Car Show in the summer. Only a five minute walk away from the cottage is Holton Road Garden Centre and Farm Shop supplying a variety of fresh produce as well as essential items. Just a mile away is Halesworth, a delightful market town with a mix of independent shops, pubs and restaurants. Halesworth train station offers regular services to London Liverpool Street via Ipswich and a regular bus service through Holton runs to Halesworth, Southwold and surrounding towns such as Bungay.



Council Tax Band: B



## DESCRIPTION

A delightful village cottage, Halfpenny is beautifully presented, having been extended and improved in recent years creating a warm and welcoming home ideally located for exploring the Suffolk Heritage Coast. Traditionally constructed of brick colour washed elevations below clay pan tiled covered roofs, great care and attention to detail has been employed to draw out the character of this charming cottage which is situated within the conservation area of this popular village.

The well planned and versatile accommodation with gas central heating and double-glazing features entrance hall with cloakroom and door to the small rear courtyard. A stylish kitchen/breakfast room overlooks the patio and garden and is fitted with a range of painted shaker style kitchen furniture with polished stone work tops, butler sink and integrated appliances. An entrance lobby with staircase rising to the first floor also opens to the sitting/dining room with feature faux fire place with shelves to either side. A wide opening leads to an elegant dining room with a deep window overlooking a raised border. Adjacent to the entrance hall is a second sitting room with tiled floor, electric underfloor heating, multifuel stove and French doors opening to the patio and garden. This room is a snug in the winter and a garden room in the summer, it could also become a third bedroom or study. On the first floor a landing opens to the splendid master bedroom with fitted wardrobes and an elegant ensuite bathroom complete with under floor heating. The second bedroom is also of a generous proportion and has an adjacent shower room with large walk-in shower. Outside a secluded patio offers an excellent alfresco seating area from which steps leads to a principally laid to lawn garden with well stocked borders, apple and plum trees and a timber painted summer house/studio. Beyond the garden is a secure shingle parking area with space for three cars.

## LOCATION

### ENTRANCE HALL

Panel glazed entrance door and double glazed windows, tiled floor, stable door to rear courtyard.

### CLOAKROOM

White suite comprising WC and hand basin with mixer tap, tiled splash back and cupboard below. Tiled floor.

### GARDEN SITTING ROOM/SNUG

Double glazed bow window overlooking garden and double glazed French windows opening to the patio. Tiled floor, part vaulted ceiling, multifuel stove. Double doors to:

### UTILITY ROOM

Work top with shelves to either side, plumbing for washing machine and storage below, double glazed window.

### KITCHEN/BREAKFAST ROOM

Fitted with range of painted Shaker style base and wall units, polished stone worktops, butler sink with mixer tap, tiled surrounds, fitted appliances include Bosch electric double oven and induction hob with extractor over, concealed fridge freezer and dishwasher, wine rack and shelves. Amtico flooring.

### ENTRANCE LOBBY

Staircase to first floor.

### SITTING ROOM

Faux fire place with alcoves with dimmer lights and shelves to either side. Wide opening to:

### DINING ROOM

Deep double glazed window, side entrance door.

### FIRST FLOOR LANDING

### MASTER BEDROOM

Double glazed window. Fitted wardrobes and wide opening to:

### ENSUITE

A recent extension providing an exceptional bathroom fitted with electric underfloor heating and an elegant suite including a rolltop bath with central mixer tap and handheld shower, hand basin set in a polished stone top with storage below, walk-in shower, WC and heated towel rail.

## BEDROOM 2

Fitted wardrobe, double glazed window.

## SHOWER ROOM

White suite of large walk-in shower hand basin and WC, opaque double glazed window, heated towel rail.

## OUTGOINGS

Details can be obtained from the East Suffolk Council.

## VIEWING

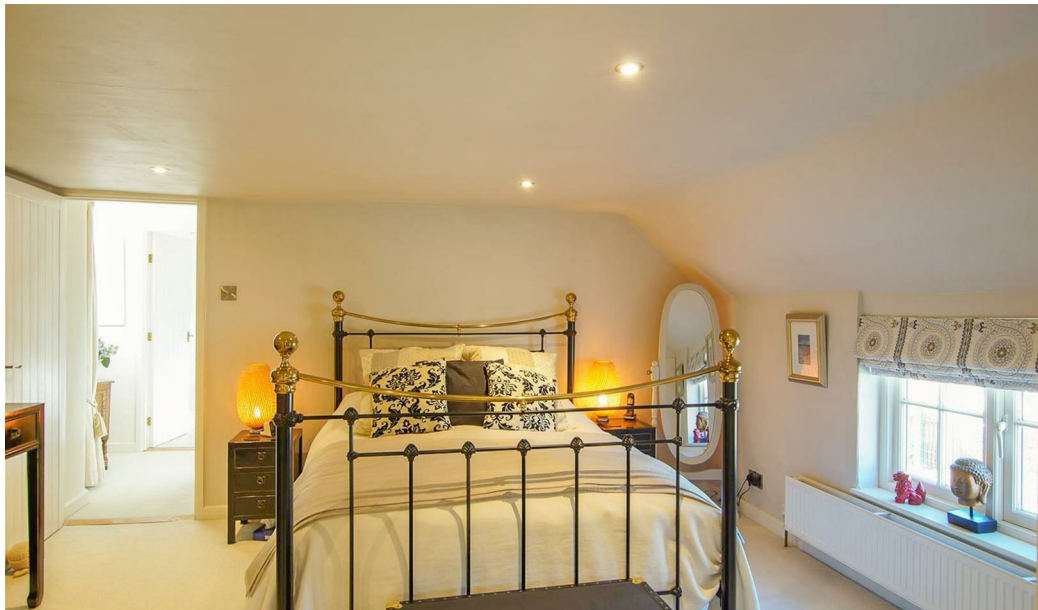
Please contact Flick & Son, 8 Queen Street, Southwold, Suffolk, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk) Tel: 01502 722253 Ref: 19660/RDB.

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

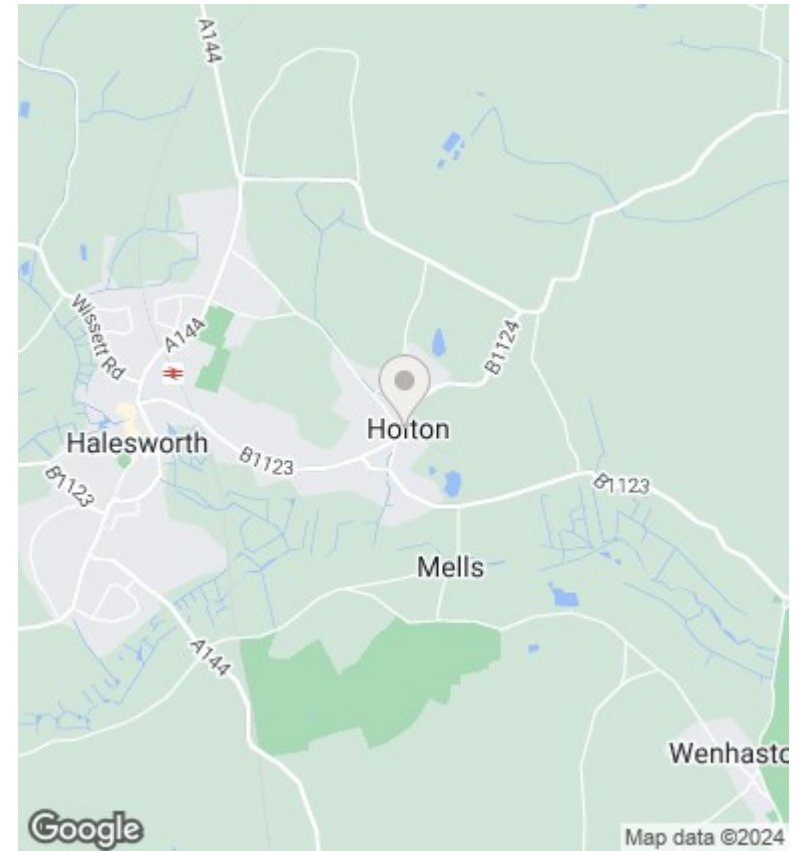








TOTAL FLOOR AREA: 106.0 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)