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Duke House, Upper Holton,
Halesworth, Suffolk, IP19 8NN

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Formerly a coaching inn, this impressive remodelled four bedroom house is set in approximately 2 1/2 acres of wonderful private grounds with an adjoining two bedroom, former coach house. Both of these stunning properties offer substantial homes for two families or an income from a business or rental. All located a short distance from the popular town of Southwold and the heritage coast.

Accommodation comprises:

- Impressive large entrance hall with floor to ceiling glazing joins the main house to the annex
- Fabulous 32 sq. metre open plan kitchen/dining/family room with wrap around sliding doors & windows
- Bespoke kitchen with central island and state-of-the-art Aga style range cooker
- Excellent well fitted utility room & cloakroom
- Cosy sitting room with multi-fuel stove
- Stunning master bedroom suite with wrap around glass balcony - enjoying fabulous country views
- Three further bedrooms
- Four well appointed bathrooms/shower rooms
- Double glazed windows & doors - some fitted with fly-screens and blackout blinds
- Gas fired central heating with under floor heating
- Excellent and substantial attached two bedroom annex
- Long private drive with approx. 2 1/2 acre mature gardens, to include a pond, orchard & plenty of parking,
- A blend of old and new accommodation of exceptional quality throughout



The Property

Duke House and Stables Annex, originally an 18th century coach house and stabling, now substantially extended and remodelled by the current owners to provide two homes of exceptional quality with six bedrooms and four bathrooms. An impressive entrance hall now joins the house to the annex with floor to ceiling glazing. Re-claimed sliding doors open into the stunning open plan contemporary kitchen/dining/family room with huge windows and bi-fold doors overlooking the rear garden and countryside. Beautiful wood effect porcelain tiled flooring with under floor heating flows throughout the sitting/dining and kitchen area. The bespoke kitchen to the front of the house has a window seat and large central island, an Everhot 'Aga style' range with an induction hob. The utility room also provides generous storage with a view!

A cosy sitting room to the front of the house with the original front entrance, features a multi-fuel stove. A contemporary staircase off the new entrance hall with a vaulted ceiling leads up to the first floor landing. Underneath the stairs is a w.c. with plenty of storage. The master bedroom suite is wonderful with its vaulted ceiling, huge wrap around glass balcony with bi-fold doors, black out blinds and views across fields and beyond. There is a large well fitted walk in wardrobe/dressing room and an en-suite shower room with double basins. A further three bedrooms (two doubles and one single) can be found with another well appointed bathroom with a separate shower.



Stable Annex

The annex can be accessed externally via one of the original doors from the front, the kitchen, or from the adjoining entrance hall. There are two good sized double bedrooms, one on the ground floor and one via a staircase on the first floor, both have well appointed shower rooms. The very generous sized open plan Kitchen/sitting/dining room is well fitted and has its own outside space.

This stylish annex provides a wonderful private home for additional family members or an excellent holiday home to generate a rental income.

Gardens and Grounds

Duke House and Annex are approached to the rear over a long driveway passing through the established well maintained grounds of approximately 21/2 acres which are well planted with a variety of mature and young trees, such as horse chestnut, birch, hornbeam and elder, backing onto open countryside. The grounds are enclosed by hedges with an orchard, large pond, wood store and 20sq. m. storage shed and lean-to greenhouse. There are parking areas near the annex and to the front of the main house. Immediately to the rear of the house is a large paved terrace and lawns with attractive flower borders.

Location

The house enjoys a rural location two miles from the market town of Halesworth which provides many independent shops, a range of schools, public houses, restaurants, doctors, vets and a supermarket. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are only six miles to the east - less than fifteen minute drive away.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating with under floor heating and radiators. Mains electric and water. Private sewage treatment system.

Local Authority:

East Suffolk Council

Tax Band: F

Postcode: IP19 8NN

EPC Rating: C

Agents Note

This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given upon completion.

Offers Over £1,000,000

GROUND FLOOR
2012 sq.ft. (186.9 sq.m.) approx.



1ST FLOOR
1210 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA : 3222 sq.ft. (299.3 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



HALESWORTH OFFICE

15A Thoroughfare

Halesworth

Suffolk

IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk