

3 | The Street | Halesworth | IP19 8PH

£250,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Charming two bedroom mid terraced character cottage
- 14'1 lounge with feature fireplace
- Cottage style kitchen/diner leading to conservatory
- Two first floor bedrooms, both with built-in storage
- First floor bathroom with three-piece suite
- Electric heating and double glazing
- Abundance of character features throughout, including exposed beams
- Enclosed courtyard-style rear garden with patio and brick-built outbuilding
- Previously used as a holiday let
- Situated in the popular Suffolk village of Holton

About the Property

If you're looking for a character cottage in a popular village location, this charming two bedroom mid-terraced home could be just what you're after. Situated in the village of Holton, the property offers well presented accommodation with exposed beams and character features throughout.

The ground floor includes a lounge with feature fireplace, leading through to a cottage-style kitchen/diner and conservatory overlooking the rear garden. Upstairs are two good sized bedrooms, both benefiting from built in storage, along with a family bathroom fitted with a three piece suite. The property also benefits from electric room heating and double glazing.

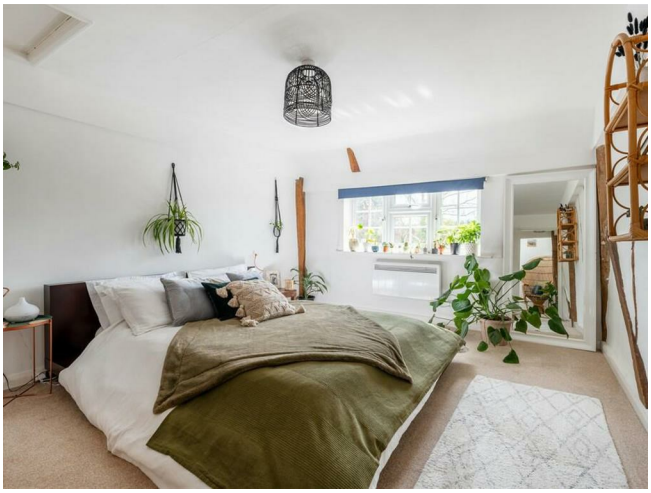
Having previously been let as a holiday home, the property could appeal to a range of buyers, whether looking for a home of their own, a Suffolk retreat or potential holiday let. Well placed for local village amenities and with Halesworth nearby, this is a great opportunity to purchase a character cottage in a popular Suffolk village.



















The Outside

The property fronts directly onto the road, with an enclosed courtyard-style garden to the rear.

The garden is bisected by a shared access pathway and has been designed for low maintenance, featuring a paved patio seating area, established shrubs and a brick-built outbuilding measuring approximately 8'1" x 12'1", along with a separate wood store measuring 3'5" x 4'8".

A rear gate provides access via the shared right of way.

The Location

Holton is an attractive Suffolk village situated just outside the market town of Halesworth, with its historic centre designated as a conservation area. The village offers a lovely setting with a primary school, shop and active village hall, along with a strong sense of community and surrounding countryside.

Nearby Halesworth offers a good range of independent shops, cafés, restaurants and everyday facilities, many centred around its pedestrianised Thoroughfare and Market Place. The town also benefits from a railway station, regular bus services, schools and a variety of cultural events, including those held at The Cut arts centre.

The popular coastal town of Southwold is within easy reach, along with the Suffolk Heritage Coast and nature reserves at Dunwich and RSPB Minsmere. Norwich and Ipswich are also accessible, making Holton a well-placed location for enjoying both the Suffolk countryside and coast.

Agents Note

Please note that the photographs were taken during a previous tenancy. The property is currently tenanted.

We understand that the property experienced water ingress in 2024 following a blockage in an external road drain.

The upstairs accommodation includes a flying freehold.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

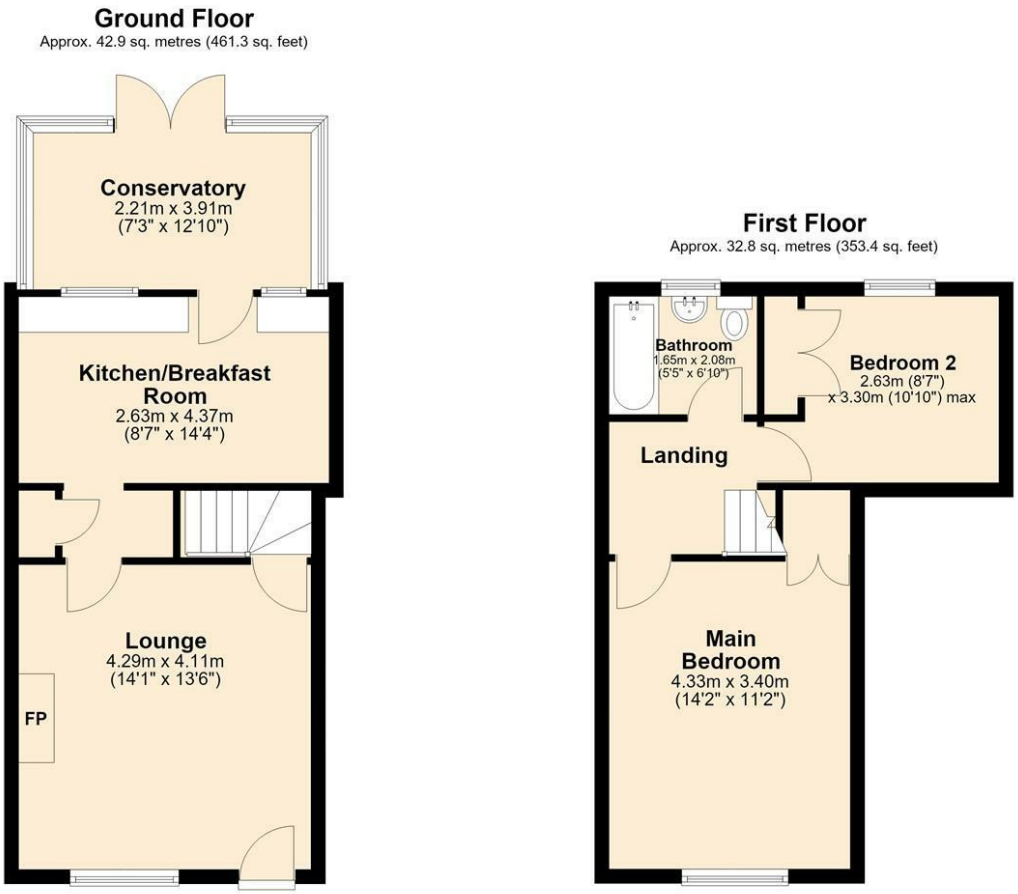
Further Information

Letting Services -
We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

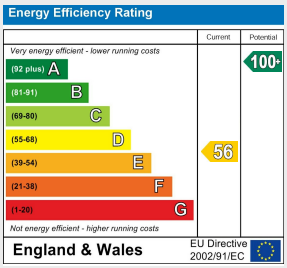
GDPR – Personal Information
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.
Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.
Further details on how we store and process your data are available on request or via our website.





Total area: approx. 75.7 sq. metres (814.6 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold

Council Tax Band: B

Local Authority: East Suffolk

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.

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