Bridge
House Holton Road
Halesworth
IP19 8HA

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CITY | COUNTRY | COAST

Bridge House Holton Road

Guide Price £625,000

The Beautifully Renovated Character Home...

Bridge House is a beautifully renovated and wonderfully individual home, combining an abundance of character with thoughtfully updated accommodation and an exceptionally convenient position on the edge of Halesworth town centre. Set back from Quay Street with its own garden, generous off-road parking and access from Lone Pit Lane, the property feels pleasantly tucked away, yet the centre of this popular Suffolk market town is only around a five to ten minute walk away.

The house has undergone extensive renovation in recent years, with the result being a home that retains many of its original details whilst offering comfortable and flexible spaces for modern life. Exposed beams, bay windows, fireplaces and wood-burning stoves sit alongside contemporary bathrooms, modern electric heating and a superb handmade kitchen, newly fitted in August 2026.

Approached through the garden, French doors open directly into the kitchen and dining space, immediately setting the tone for the house. The handmade cabinetry has been beautifully finished, with generous storage, an integrated Bosch dishwasher and space provided for a range-style cooker. A window overlooks the front lawn, while the open connection to the adjoining reception space gives this part of the house a relaxed and sociable feel. Exposed timbers frame the transition between the rooms, and a bay window and wood-burning stove create a natural focal point, making this an inviting place for everyday family life as well as entertaining.

The versatility of Bridge House is one of its particular strengths. A further reception room, again with a bay window and its own wood burner, provides an excellent sitting room away from the main kitchen and dining area. Alternatively, the arrangement allows the principal reception spaces to be used in a number of different ways according to the needs of the next owner.

Beyond is another useful room which could serve equally well as a home office, study, snug or occasional ground-floor bedroom, with an adjoining newly fitted shower room providing a walk-in shower, wash basin and WC. This flexibility will appeal to anyone working from home, those looking for guest accommodation or buyers considering future multigenerational living.

A generous boot room provides an invaluable everyday entrance, particularly for households with dogs, children or muddy boots, while an additional cloakroom has plumbing that could allow part of the space to be adapted for laundry use. There is yet another useful room beyond, adding further scope for a second office, hobby room, playroom or occasional bedroom.

Perhaps one of the most enjoyable spaces in the house is the garden room. Looking directly across the garden, it provides a peaceful place to sit throughout the seasons and forms a natural link between the house and its outside space.

Upstairs, a notably spacious landing leads to three well-proportioned bedrooms, all capable of accommodating double beds. The two larger front bedrooms are similar in size and both retain attractive former fireplaces, while shuttered windows and secondary glazing add to their period feel. The third bedroom enjoys an outlook towards the rear garden. Completing the first floor is a beautifully updated family bathroom with a freestanding bath, generous walk-in shower, wash basin and WC.

Outside, Bridge House enjoys garden to the front and side, with lawn and a broad paved terrace wrapping around part of the house. French doors from the kitchen make the terrace particularly well suited to outdoor dining, summer entertaining and barbecues, while the enclosed lawn provides a pleasant area for children, pets or simply relaxing outside. The house can be walked around externally, and a pedestrian gate gives easy access towards Quay Street and the town. Separate off-road parking provides space for several vehicles, together with a storage shed and a useful dedicated area for bins.

The location is a major part of the appeal. Halesworth is a thriving traditional market town with an excellent range of independent shops, cafés, pubs and everyday services, all readily accessible from the house. The town also provides schooling, a doctors' surgery and railway station, making Bridge House particularly practical for families, commuters and those wanting to reduce their reliance on the car. Halesworth station provides rail connections along the East Suffolk line, linking the town with destinations including Ipswich and Lowestoft and onward connections further afield.

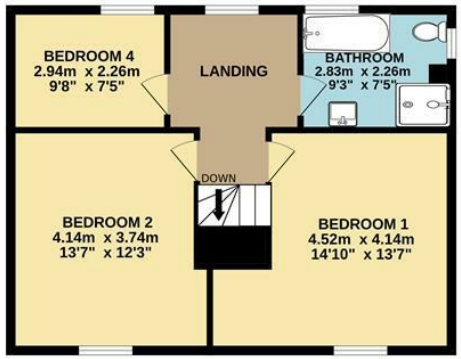
For families, local schooling is available within Halesworth itself, with further primary and secondary options in the surrounding towns and villages. Healthcare and other day-to-day amenities are similarly close at hand, while the surrounding countryside offers an extensive network of footpaths, quiet lanes and rural villages.

Halesworth is also extremely well placed for enjoying the Suffolk coast. Southwold, Walberswick and the wider Suffolk Heritage Coast are within easy driving distance, putting beaches, coastal walks, nature reserves and some of the county's best-known pubs and restaurants within easy reach. At the same time, the market towns of Bungay and Beccles and the broader attractions of the Waveney Valley are readily accessible inland.

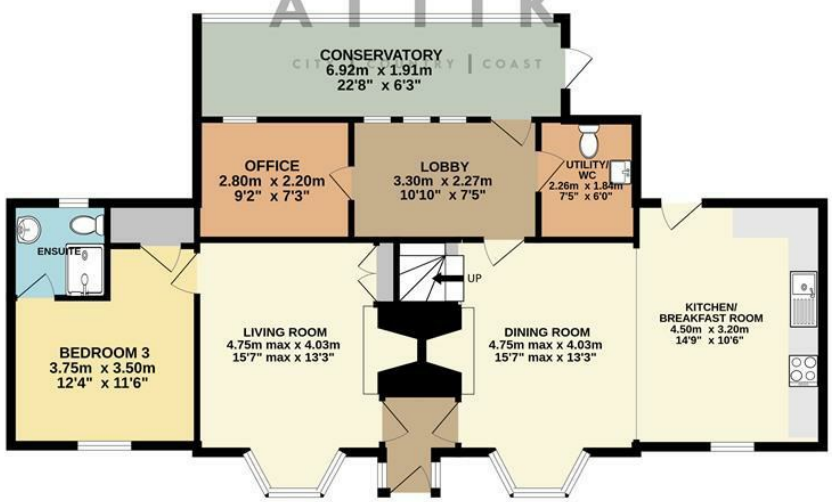
With its combination of character, high-quality renovation, unusually adaptable accommodation, generous parking and gardens, Bridge House offers something rather special: a home with a sense of individuality and space, yet with the shops, schools, healthcare and transport connections of Halesworth close by and the Suffolk coast only a short drive away.

Agents notes...
A pre-recorded walkaround tour is available for this property

1ST FLOOR
51.7 sq.m. (556 sq.ft.) approx.



GROUND FLOOR
96.4 sq.m. (1038 sq.ft.) approx.



TOTAL FLOOR AREA : 148.1 sq.m. (1594 sq.ft.) 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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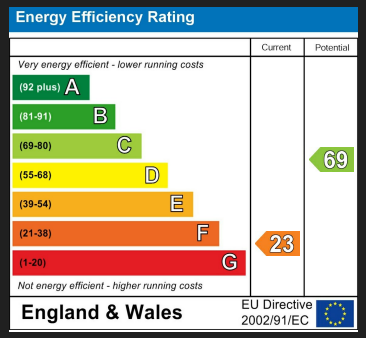
Local Authority

East Suffolk

Council Tax Band

D

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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