5ways The Street

Holton

Halesworth

IP19 8PN

ATTIK

CITY | COUNTRY | COAST

5ways The Street

Guide Price £400,000

The charming village home in a superb setting...
Tucked away in the heart of the picturesque village of Holton, Five Ways is a delightful and characterful home that effortlessly combines period charm with practical modern living. Boasting generous accommodation across two floors, this versatile property is ideal for those seeking a peaceful, well-connected lifestyle in the Suffolk countryside.

Upon entry, you're welcomed by a bright and spacious hallway, leading to a beautifully appointed dining room bathed in natural light, thanks to its large sash-style windows. The heart of the home is the cosy sitting room, complete with a handsome Victorian multi-fuel stove—perfect for those colder months. From here, you'll find the kitchen, a charming country space with a stable door leading to the garden and driveway, tiled worktops, wood-fronted cabinetry, and room for a range cooker and dishwasher.

The home offers three generous ground-floor rooms—two of which serve as bedrooms (or additional reception spaces), while the third is currently utilised as a workshop with garden access. A practical shower room and a dedicated utility space complete the ground floor.

Upstairs, the principal bedroom is full of charm, enhanced by a large roof light and a unique porthole window offering lovely garden views. The ensuite bathroom and extensive eaves storage, including a pressurised hot water system, make this a truly functional and comfortable space.

Outside, the home continues to impress. A long private driveway leads to generous parking and a large, mature rear garden—an ideal spot for al fresco dining, pottering in the garden, or simply soaking up the peace and quiet. There are multiple sheds and a sizeable workshop for hobbyists or storage needs.

Location-wise, it's a gem. Holton is a highly sought-after village just moments from the vibrant market town of Halesworth, with its independent shops, pubs, and railway station offering direct links to London via Ipswich. The stunning Suffolk Heritage Coast is also just a short drive away—Southwold, Walberswick and Dunwich are all within easy reach for seaside days out. The village itself boasts a primary school and village hall, and you're perfectly positioned for easy access to the A12, making commuting or weekend escapes a breeze.

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

Local Authority
East Suffolk

Council Tax Band C

EPC Rating D

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TOTAL FLOOR AREA : 992 sq.ft. (92.1 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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