

# *Fern Cottage, The Street, Holton,*

Halesworth, Suffolk, IP19 8PH

MUSKER McINTYRE
ESTATE AGENTS


MM
FOR SALE

Halesworth - 1 Mile

Beccles - 9 Miles

Southwold - 8 Miles

This excellent detached period house is found along a quiet lane with a wonderful large terraced woodland garden, where you can enjoy views over the village to the windmill.

Accommodation comprises briefly:

- Sitting room opens into the dining room
- Kitchen
- Snug with open fireplace
- Ground floor bedroom
- Two first floor double bedrooms
- Dressing room
- Ground floor shower room & first floor bathroom
- Workshop/studio and garage
- Gas central heating
- Plenty of parking to either side of the property
- Generous terraced gardens with views to the front towards the Windmill and backing onto heathland and fields



## The Property

Entering the door to the rear of the property takes you into the kitchen which is fitted with oak-cupboards, a ceramic hob and space for a cooker, there's also plumbing for a dishwasher and a washing machine and an under stair store cupboard. A door leads into the original part of the 17c cottage and provides a generous reception room with a gas 'wood-burning style' stove and a dining area. There is a further room used as a snug with an open fireplace and to the rear a down-stairs bedroom. To the rear is a hallway which can be accessed via the kitchen and the sitting room with a door to the rear garden and a useful shower room fitted with a shower, w.c. and hand basin.

A staircase leads to the first floor landing which boasts attractive exposed stud-work, airing cup-board and a walk-in wardrobe. There are two good sized double bedrooms and the master has a dressing room leading off. There is also a large bathroom fitted with a bath, w.c. and hand basin. This well maintained property benefits from double glazing and has gas Central heating, whilst retaining much of its character.









## Gardens and Grounds

An outstanding feature of this wonderful property are the  gardens, which can be accessed via pathways on many levels, planted with mature trees and shrubs and with areas to sit and enjoys views over the village to the front, field views to the rear and to the side of heath land know as 'Holton pits'. Immediately to the rear of the property is an attractive paved and shingled terraced area retained by brick wall and trellis with climbers and shrubs.  Steps and paths lead to the rear where there is a recently constructed large timber workshop/studio. The rear boundary backs onto open fields. To the side of the house is a further enclosed area of garden with a small pond and an area to sit and enjoy the views and peace. There are parking areas to each side of the house, one of which leads to the detached garage.

## Location

The property is located in the edge of the village of Holton which is a mile from the market town of Halesworth. Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is close by and used as a theatre, cinema, exhibitions and workshops. Within close walking distance is a train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minute drive away.





## Fixtures & Fittings
All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services
Gas fired central heating. Mains water, electricity, drainage.

EPC: D

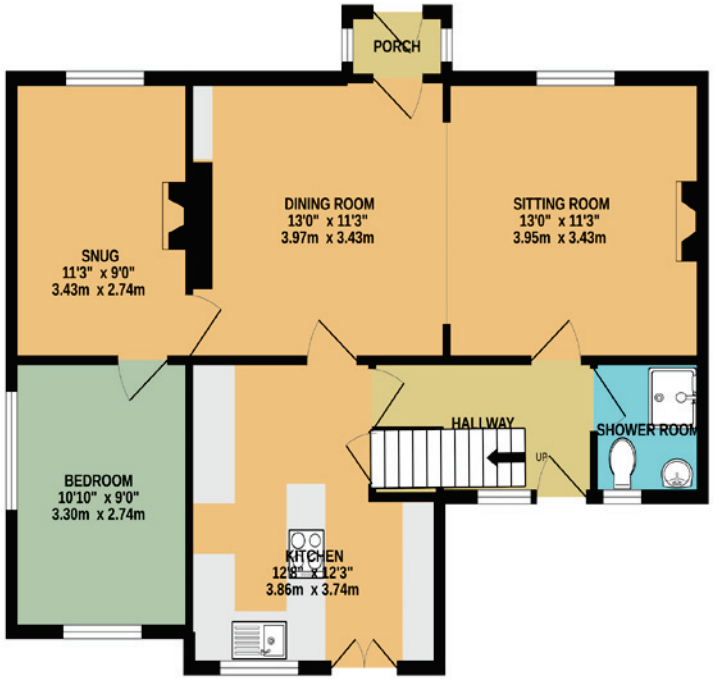
## Local Authority
East Suffolk Council
Tax Band: C
Postcode: IP19 8PH

## Agents Note
The 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.

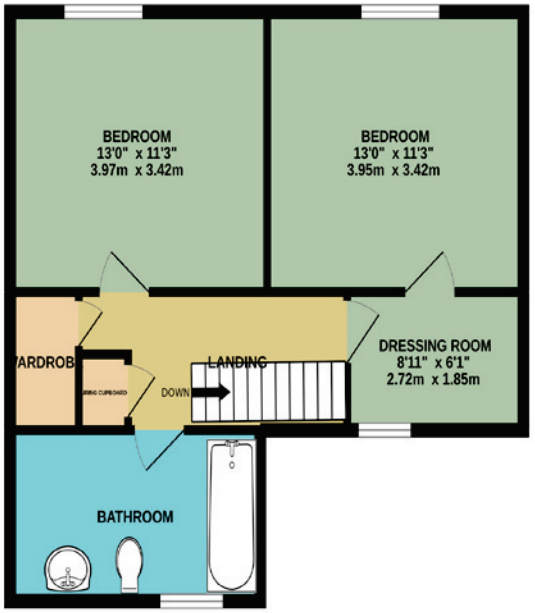
## Tenure
Vacant possession of the freehold will be given on completion.

# £450,000- £475,000

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.




1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.




TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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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**To arrange a viewing, please call 01986 888205**

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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.

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