Honeysuckle Cottage & The Smithy The Street

Holton









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Honeysuckle Cottage & The Smithy The Street

Guide Price £575,000

Suffolk Village Living With Exceptional Potential
A Design-Led Suffolk Cottage With Planning For A Striking Contemporary Second Dwelling.

Honeysuckle Cottage and The Smithy together represent a rare opportunity to acquire a design-led period home alongside a fully consented development project within the sought-after village of Holton. Combining immediate lifestyle appeal with exceptional future potential, the property offers the chance to enjoy a thoughtfully designed home today while retaining the opportunity to create a striking second dwelling. Whether as a family home with future expansion potential, a multi-generational living arrangement, a guest house or a holiday let, the property offers a level of flexibility rarely found in a single purchase.

Nestled within the Holton Conservation Area, just moments from the thriving market town of Halesworth and within easy reach of Southwold, Walberswick and the Suffolk Heritage Coast, Honeysuckle Cottage has been extensively renovated and architecturally extended to create a home that balances period character with contemporary design. Original features sit comfortably alongside carefully considered modern additions, resulting in a property that feels both timeless and distinctive.

At the heart of the home is an impressive open-plan kitchen, dining and living space featuring vaulted ceilings, skylights, bespoke cabinetry, a central island and large sliding doors opening directly onto the gardens. Filled with natural light throughout the day, the space has been designed equally for relaxed family living and entertaining.

The accommodation extends to three well-proportioned bedrooms and two bathrooms. The principal suite occupies the newer extension and enjoys a Juliet balcony overlooking the gardens together with en suite facilities, while the remaining bedrooms are served by a stylish family bathroom. Throughout the property, attention to detail and quality of finish are evident, with exposed flintwork, natural materials and carefully integrated architectural features creating a cohesive and characterful home.

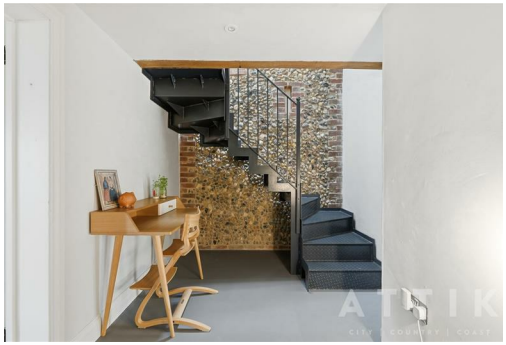
Outside, mature gardens, lawned areas and seating spaces provide privacy and a strong connection to the surrounding landscape. Ample off-road parking serves both the existing cottage and the future Smithy development, while additional outbuildings offer further flexibility.

Included within the sale is The Smithy, a separate former outbuilding with full planning permission already granted for conversion into a striking contemporary one or two-bedroom dwelling. Utilities and preparatory works have already been undertaken, substantially de-risking the project and allowing a purchaser to realise a highly individual second home, guest house, holiday let, studio, multi-generational living arrangement or future resale opportunity.

Properties offering both a beautifully finished home and a fully consented second chapter are rarely available. Honeysuckle Cottage and The Smithy present a unique opportunity to acquire not only a distinctive Suffolk home, but also a fully consented second dwelling already waiting to be realised.

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

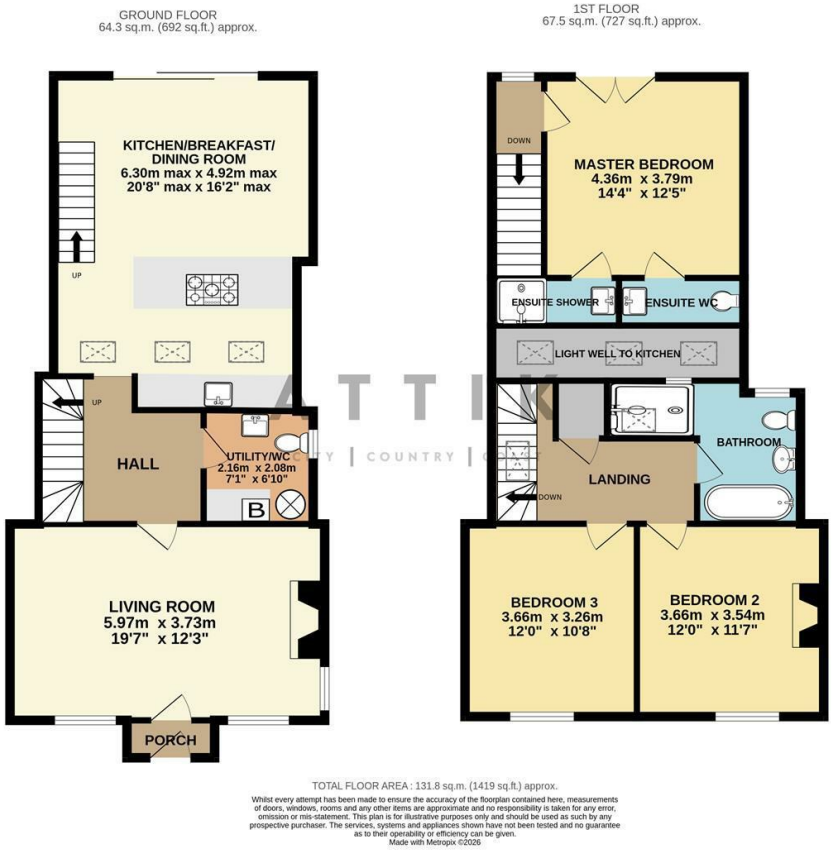










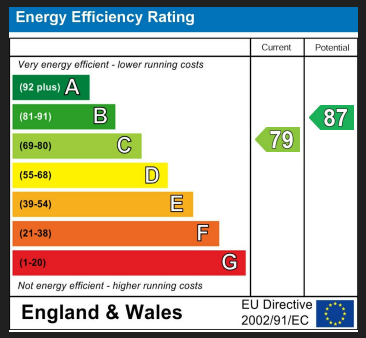


Local Authority

East Suffolk

Council Tax Band

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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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