

28 Sleepy  
Valley Holton Hall  
Park  
Upper Holton



# 28 Sleepy Valley Holton Hall Park

## Guide Price £130,000

### A lakeside retreat amidst 68 acres of private park

Set within the heart of the prestigious Holton Hall Park Estate, this charming three-bedroom home enjoys a tranquil position on the edge of 68 acres of immaculately maintained private estate grounds—featuring serene lakes, rolling grassland and mature woodland.

28 Sleepy Valley benefits from a secluded and peaceful setting, with a manicured private garden bordered by mature hedging, large pampas grasses, and far-reaching views across open parkland. A generous decked terrace offers the perfect vantage point to admire the expansive lake, just 50 metres away—an ever-changing landscape of wildlife and seasonal colour.

Inside, the accommodation is well-presented and practical, with an open-plan living and dining space that's bathed in natural light thanks to full-width glazing across the rear. The engineered oak flooring adds a warm, contemporary finish, while the space opens out directly onto the sun-soaked decking—perfect for indoor-outdoor living.

The kitchen offers ample storage with a handy pantry and integrated appliances, and there are three bedrooms: a cosy single ideal for a study or dressing room, and two comfortable doubles with fitted wardrobes and leafy outlooks. The stylish shower room includes modern fixtures and a thermostatic shower. The property is fully heated via an external Calor LPG boiler.

Located just outside the market town of Halesworth, and within easy reach of Beccles, Southwold, and the Suffolk Heritage Coast, this location blends country tranquillity with convenience. Wander scenic estate paths, picnic by the lakes, or venture just 20 minutes east to enjoy fish and chips on the beach at Walberswick or Southwold.

28 Sleepy Valley is not just a home — it's a private nature retreat in a truly special setting.

### Agents notes...

A pre-recorded walkaround tour is available for this property

There is no Council Tax to pay, however, you must have a permanent UK residence to purchase a lodge here (proof of UK primary residence is a prerequisite to purchase).

Holiday use only for 10.5 months, park closed for overnight occupation for 6 weeks from 6th January to 17th February

There is a one-off environmental charge upon purchase of £1400

Subscription Fees: £395 per quarter

General Rates: £25.44 per quarter

Water & Sewerage: £22.93 per quarter

Local Authority

Council Tax Band Exempt

EPC Rating



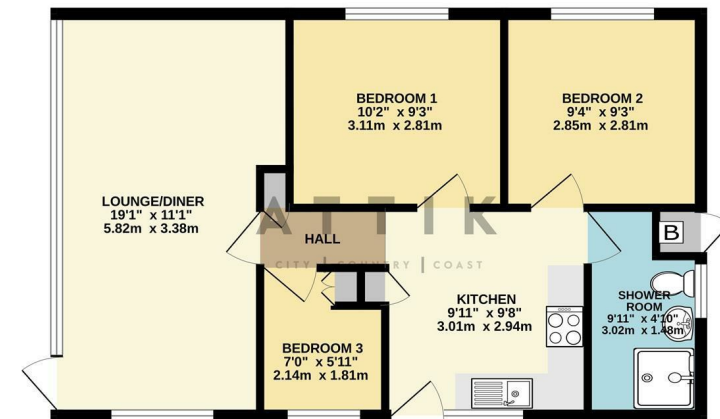
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GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given for their operability or efficiency can be given.  
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