Flick & Son
Coast and Country







Holton, Suffolk

Guide Price £270,000

- No Onward Chain
- Close Proximity to Southwold and Road Links
- Two Double Bedrooms with Storage
- Spacious Living Room with Brick Built Fire Place and Wood Burner
- Renovated Stylish Contemporary Kitchen

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www.flickandson.co.uk

Mill Road, Holton

Rose Cottage is pleasantly situated in the popular village of Holton, offering a charming village setting whilst remaining conveniently placed for the nearby market town of Halesworth. The town provides a good range of everyday amenities, including independent shops, supermarkets, cafés, public houses and schooling, together with a railway station offering connections to Ipswich and beyond. The surrounding Suffolk countryside provides plenty of opportunities for scenic walks and outdoor pursuits, whilst the beautiful Suffolk Heritage Coast, including Southwold and its picturesque coastline, is also within easy reach. The location offers an appealing combination of village living, local convenience and access to some of the area's most attractive countryside and coastal destinations.

2 1 1

Council Tax Band: B





DESCRIPTION

An exceptional opportunity to acquire this beautifully presented two-bedroom terraced cottage, situated in the charming village of Holton. The property has been meticulously restored and thoughtfully renovated throughout, successfully combining traditional cottage character and charm with modern-day comforts and contemporary styling. Finished to an excellent standard, the property benefits from new carpets throughout, together with attractive tiled flooring within the kitchen, creating a fresh and welcoming feel from the moment you step inside. The kitchen has been extended to the rear to provide a spacious and fully functional area, fitted with a stylish range of contemporary units complemented by beautiful oak worktops. The kitchen also benefits from a range of new appliances, including a fitted washing machine, oven and electric hob, together with a charming butler sink. The overall finish has been carefully considered to remain in keeping with the age and character of the cottage. The living area is full of character, featuring attractive exposed wooden beams and a large feature fireplace housing a wood-burning stove, creating a wonderful focal point and a cosy atmosphere, perfect for relaxing during the cooler months. To the first floor, the landing provides access to two generously proportioned double bedrooms, both benefiting from fitted wardrobes and drawers, offering excellent built-in storage. The first-floor accommodation is completed by a well-appointed family bathroom, fitted with a three-piece suite incorporating a shower over the bath. Externally, the property enjoys a low-maintenance rear garden, predominantly laid to patio, providing an ideal space for outdoor seating and entertaining. To the rear of the garden is an excellent range of storage facilities, including space for a workshop and a separate shed, both benefiting from power and lighting. This delightful cottage offers the perfect balance of character features and modern convenience, having been lovingly restored and improved to create an immaculate, ready-to-move-into home. Early viewing is highly recommended to fully appreciate the quality of renovation and charm this property has to offer.

GROUND FLOOR

The ground floor offers a welcoming living space, full of character and charm, with exposed wooden beams and an impressive feature fireplace housing a wood-burning stove. To the rear, the extended kitchen provides a superb blend of traditional style and modern practicality, featuring contemporary cabinetry, oak worktops and a traditional butler sink. A range of newly fitted appliances, including an oven, electric hob and washing machine, complete this well-appointed space, with attractive tiled flooring adding to the overall finish. The ground floor accommodation is further complemented by a family bathroom, fitted with a three-piece suite incorporating a shower over the bath.

FIRST FLOOR

Stairs rise to the first-floor landing, providing access to two generously sized double bedrooms. Both rooms have been thoughtfully fitted with wardrobes and drawers, offering excellent storage solutions whilst retaining a comfortable and spacious feel. The bedrooms provide well-presented accommodation, ideal for a variety of buyers, and continue the cottage's attractive blend of character and practicality.

OUTSIDE

To the front, the property has been attractively landscaped, creating a charming first impression that complements the character of the cottage. A traditional wooden fence provides an attractive boundary, with a concrete pathway leading to the front entrance, beautifully enhanced by a rose bush, a lovely nod to the property's name, Rose Cottage. To the rear, there is a particularly useful and low-maintenance garden, predominantly paved to provide an ideal space for outdoor seating, relaxing and entertaining. The garden further benefits from a generous area of additional storage to the rear, with space for both a workshop and a separate garden shed. Of particular note, both outbuildings benefit from power and lighting, offering

excellent versatility for hobbies, storage or those requiring additional workspace.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.
Email: beccles@flickandson.co.uk
Tel: 01502 442889

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise

OUTGOINGS

Council Tax Band B

AML

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant









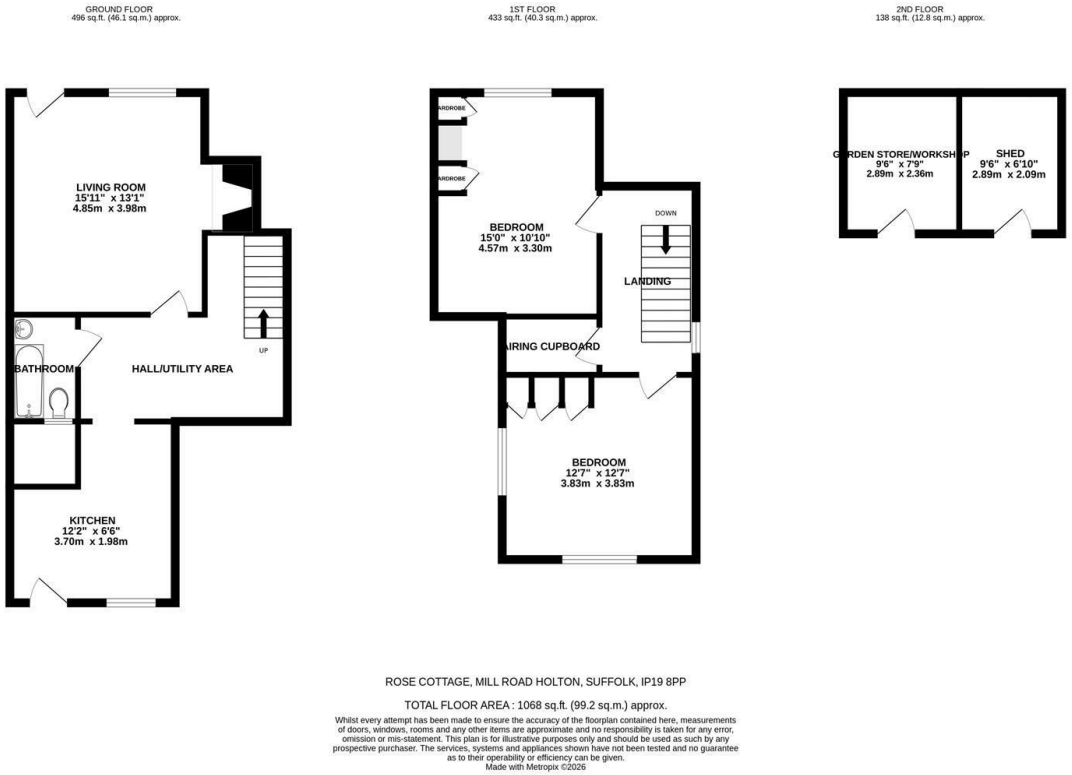












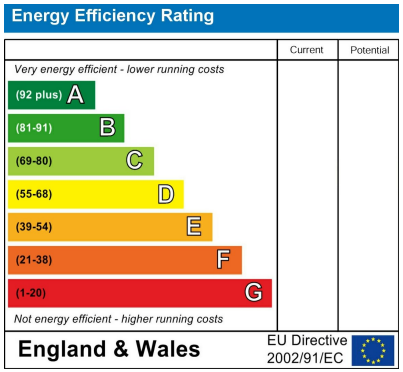


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com