

A superb three bedroom Grade II Listed period Town House within walking distance of the popular town of Halesworth.

Rent £1,375 pcm
Ref: R2532

6 Holton Terrace
Halesworth
Suffolk
IP19 8HA



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

6 Holton Terrace is situated within the popular market town of Halesworth and only a short distance from the town centre and local amenities. Halesworth has a variety of shops catering for virtually every day-to-day need. There is a primary school, library, doctors' surgery, Co-operative supermarket and numerous cafes, pubs and restaurants. The town also benefits from The Cut, a centre for arts in the community which offers music, theatre, dance, comedy, cinema, workshops and art exhibitions to the local area.

Halesworth is also well served with transport connections, having a railway station with services via Ipswich to London's Liverpool Street station. To the east of Halesworth lies the Heritage Coast which is renowned for its wide variety of leisure opportunities including the well regarded seaside resort, Southwold, (nine miles), historic Dunwich and the RSPB sanctuary at Minsmere.

The Property

6 Holton Terrace is a wonderful Georgian town house dating back to the 1830s, in which the owner has retained many original period features.

The front door opens into a wide entrance hall with a stylish tiled floor and an elegant staircase. There is a cloakroom, a door leading to the large cellar which has three rooms, wine store and utility area. The sitting room is situated to the front of the property, a sash window which is fitted with the original window shutters and a working fireplace which has fitted shelves to either side. The Snug/Study also has a period fireplace, together with ornate period French doors overlooking the courtyard. The kitchen comprises of hand built cabinets beneath granite work tops with a Belfast sink. There is a dual fuel stainless steel range cooker beneath a stainless steel extractor hood and integrated dishwasher. This room opens through to the dining room which has a vaulted ceiling, with skylight windows and a gable porthole. A side door, together with a set of French doors which open into the courtyard.

To the first floor are three bedrooms, two double bedrooms with attractive cast-iron fireplaces and inset cupboards either side, and four piece bathroom which comprises of a w.c., a stand alone bath and a separate shower cubicle. There is also another separate w.c. off the landing.

A staircase leads to a large attic space which has two skylight windows to the rear, this room is only available for storage and not a bedroom.

Ground Floor

Entrance hall with stylish tiled flooring, cloakroom, sitting room with working fireplace, study/snug with working fireplace and original ornate French doors. Kitchen with handcrafted cabinets, granite worktops, Belfast sink, range cooker, and integrated dishwasher. Dining room with vaulted ceiling and skylights. Large cellar with separate rooms, wine store and utility area.





First Floor

Two spacious double bedrooms with ornate fireplaces. Large 3/4 bedroom complete with bed and wardrobe. Family bathroom with bath, shower, vanity sink and W.C. Separate W.C. Separate W.C.

Attic

A staircase leads to the attic space which has two windows to the rear aspect. This room is only to be used for storage and not a bedroom.

Outside

From the dining room is a paved walled courtyard with a wood store with a garden gate that provides pedestrian access behind the adjoining properties for bins etc.

There is a second pathway which leads from the courtyard through an archway to a 'secret' garden. This large, well maintained lawned garden is enclosed with established hedging and mature trees, shrubs, flowers and climbers. There is a timber garden shed (which is to be retained) raised vegetable beds and a raised terrace to the rear with a summerhouse. Parking for the property is on road to the front of the property in Holton road.



Services Mains water, sewerage, electricity and gas. Gas fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

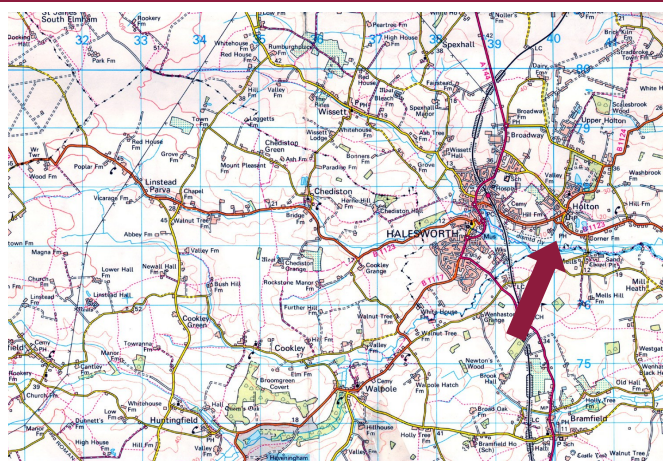
Council Tax Band B £1,778.46 payable 2025/2026

Local Authority East Suffolk Council

Viewings Strictly by appointment with the Agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

August 2025



Directions

From Framlingham proceed north-east out of the town on the B1120, Badingham Road. At the junction with the A1120 turn right towards Peasenhall and Yoxford. Upon entering Peasenhall, turn left just after the village shop signposted to Halesworth. Proceed on this road for about three miles before entering the village of Walpole. At the T-junction turn right and proceed into Halesworth. Continue on the B1117 through Halesworth. Turning right onto Church Hill continuing onto London Road, proceed over the roundabout on Saxon Way. At the third roundabout take the right hand turn into and then left hand turn into Quay Street proceed under the railway bridge. Where the property will be found on the left hand side and identified by a Clarke & Simpson 'To Let' sign.. For those using What3words app:
///exotic.trout.jars



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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