



AN ELEGANT GRADE II LISTED VILLAGE FARMHOUSE WITH 2.1 ACRES

Gavelcroft, Bungay Road, Holton, Halesworth, Suffolk IP19 8LY

[bedfords.co.uk](https://www.bedfords.co.uk)

Bedfords

ESTABLISHED 1966

Gavelcroft Bungay Road Holton Halesworth Suffolk IP19 8LY

- *Halesworth centre 1 mile*
- *Southwold 8 miles*
- *Woodbridge 22 miles*

RECEPTION HALL • DRAWING ROOM • SITTING ROOM • DINING ROOM • STUDY • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • CLOAKROOM • 5 BEDROOMS • BOX ROOM • 3 BATHROOMS • WORKSHOP • STABLING • PADDOCK • **ALL IN 2.1-ACRES**

Situated in a lovely village setting closer to Halesworth, Gavelcroft is a fine Grade II listed farmhouse, possibly dating back to the early sixteenth century, whilst being substantially added to and remodelled by Dutch settlers escaping the Spanish persecution in the late sixteenth-century, as evidenced by the substantial Dutch gables.

The house retains many original features and provides versatile living space extending to around 3,000ft² and comprises reception hall, a drawing room with raised and fielded panelling to the walls, moulded timber fire surround enclosing a fireplace with cast iron log burning stove on a brick hearth.

Returning to the entrance hall a door leads to the dining room with pamment flooring, fireplace with bressummer above, brick hearth and window to front garden. Further along the hall leads to the sitting room with fireplace enclosing a woodburning, window to front garden and study, with window to side garden and cupboard housing the water softener.

Further in the hallway are useful storage cupboards and access to a cellar with brick floors, rear lobby with door to rear garden, door to a ground-floor bedroom, window with views over the rear garden shower room with walk-in double shower, WC., vanity unit with wash basin, heated towel rail and window to side.

Across from the study is found the kitchen/breakfast room with walk-in pantry, and fitted with a range of shaker-style base and wall units, 5-ring 'Calor' gas hob, double oven, tiled splashback, exposed timbers, cork tiled flooring, windows to side and rear gardens and door to rear lobby with door to the cloakroom, with butler's sink.

AN ELEGANT GRADE II LISTED VILLAGE FARMHOUSE WITH 2.1 ACRES

Guide: £750,000





From the kitchen stairs lead up to a bedroom suite with exposed beams and studwork and windows to side and rear gardens. Door to en suite bathroom with panelled bath, WC., wash basin and heated towel rail.

The first floor landing has exposed timbers, secondary staircase and door to an attic room, doors to double aspect principal bedroom overlooking the front and rear gardens, timber fire surround (currently blanked off) flanked by a pair of doors to deep cupboards/wardrobe space.

There are two further bedrooms and box room, all served by the family bathroom double aspect to side and rear gardens, panel bath with shower attachment, WC., pedestal wash basin, heated towel rail, door to airing cupboard housing the hot water cylinder with fitted immersion heater.

Outside

The property is approached through a gateway in the mature front hedge and leads to a gravelled area with parking for a number of vehicles. A substantial timber framed workshop stands to the left of the parking area but could be replaced with a cart lodge style garage. Further to the left a substantial lawned area that meets the western boundary of mature screen hedging and trees.

Moving round to the rear of the house, further lawns are interspersed with mature trees and shrubs beyond which is a railed paddock. Closer to the rear of the house is a range of equestrian facilities including two loose boxes, tack room and feed store. A useful timber built studio with timber flooring and power and light stands opposite.

To the eastern side of the house lies a productive vegetable garden and a wrought iron gate set into a mellow brick wall provides access to the small orchard with a selection of fruit trees and shrubs. A paved seating area is adjacent to the kitchen and is ideal for entertaining during warm summer evenings.

Services

Mains water, drainage, and electricity. Oil-fired heating.

Location

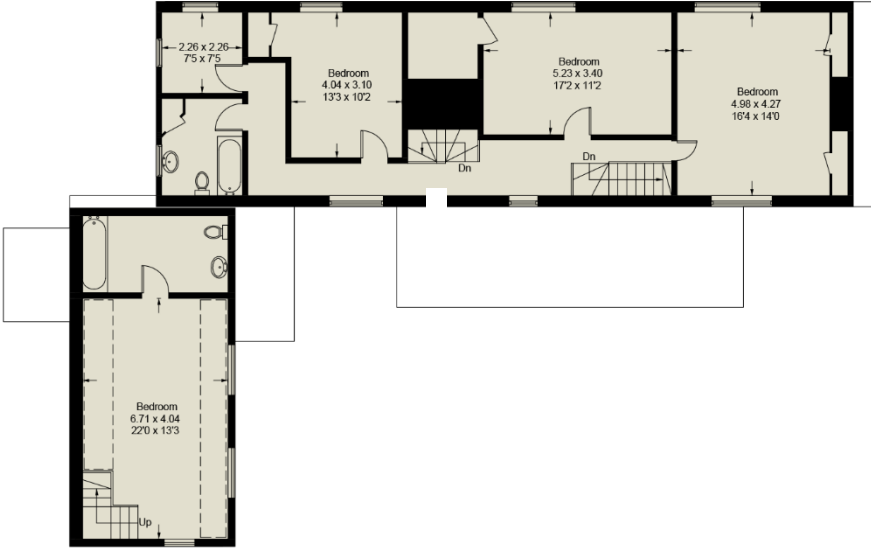
The village of Holton with a primary school and a Garden Centre and Farm Shop is a short distance from the centre of Halesworth with a variety of independent shops, The Cut Arts Centre, Library and Rail Station connecting to Ipswich and London Liverpool Street. The Regency coastal resort of Southwold and the Suffolk Heritage Coast are a only short drive away

Tenure: Freehold • Council Tax Band F

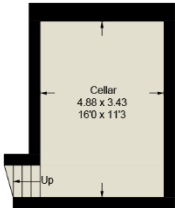


Gavelcroft, Holton

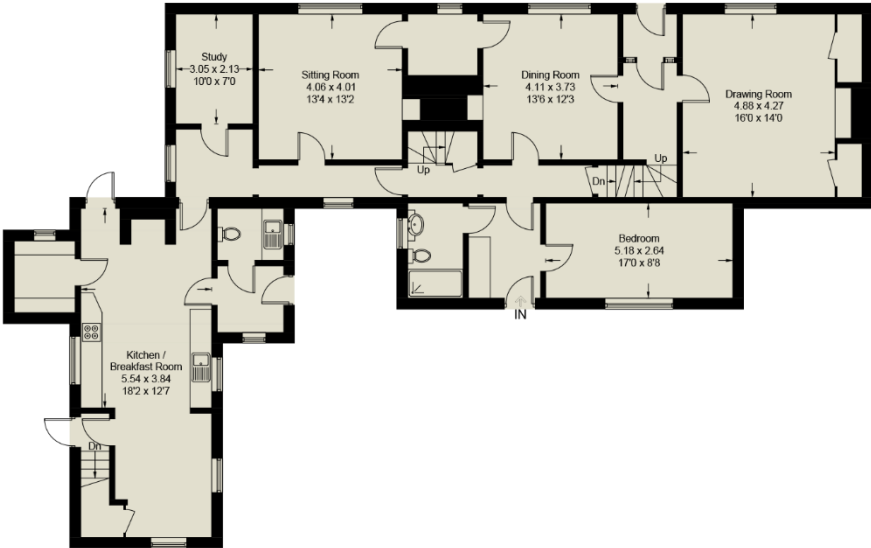
Approximate Gross Internal Area = 319.8 sq m / 3442 sq ft



First Floor



Lower Ground Floor



Ground Floor

For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Bedfords



Issues

Holton

Valley Cottage

Valley Barn

Valley Farm

2.17 acres

BUNGAY ROAD

Gavelcroft

Hall

Ppg Sta

PINE TREE CLOSE

LODGE ROAD

Path (um)

50 m

100 m





Bedfords

ESTABLISHED 1966

145 High Street, Aldeburgh, Suffolk IP15 5AN | 01728 454 505 | BEDFORDS.CO.UK