

*A three bedroom semi-detached house standing within good size gardens, in the very centre of the village of Huntingfield.*

Guide Price  
£200,000 Freehold  
Ref: P7369/C  
4 Holland Rise  
Huntingfield  
Halesworth  
Suffolk  
IP19 0PT



Hallway, sitting room, dining room, kitchen with pantry, cloakroom and bathroom.

Three first floor double bedrooms and bathroom.

Front and rear gardens.

On road parking.

Contact Us



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## Location

4 Holland rise is located in the heart of the popular village of Huntingfield. The village has an active community and benefits from the Huntingfield Arms public house and a village hall that hosts numerous activities each week. Huntingfield is situated some four miles to the south-west of Halesworth, which is a popular market town with a railway station with connecting services to Ipswich and on to London's Liverpool Street station. Halesworth also benefits from a Co-operative supermarket, garages, a medical centre, primary school, library and excellent local shops, pubs and restaurants.

The historic market town of Framlingham lies some ten miles to the south of the property and offers further facilities and schooling in both the state and private sectors. The well regarded coastal town of Southwold is about fourteen miles to the east, and the RSPB Minsmere (featured in BBC's 'Springwatch') is about twelve miles away. Also within the vicinity are the popular resorts of Dunwich, Aldeburgh, Thorpeness, as well as Snape, with its well renowned Concert Hall. The larger town of Beccles, at the southern point of the Suffolk and Norfolk Broads, is approximately sixteen miles to the north and offers further facilities.

## Description

4 Holland Rise is a modern ex local authority semi-detached house appearing to be of brick and block construction with rendered elevations under a tiled roof built in the 1950s. It benefits from an oil fired central heating system and UPVC double glazed windows throughout. A front door leads to an entrance hall which leads to the hallway, where doors lead off to the ground floor rooms and stairs lead to the first floor landing. On the ground floor is a kitchen, off which is a pantry and rear hall with cloakroom and store. In addition is a sitting room, dining room and downstairs bathroom. From the first floor landing is access to three bedrooms, all of which can be used as doubles, and also to a bathroom. Attached to the house is an external boiler room which is also home to a water softener.

Outside there is on road parking used by Holland Rise. To the front of the house with shared steps leading to the front garden upon which other dwellings have a right of way. A gate to one side of the house provides access to the south west facing rear garden where there is a lower lawn and a raised lawn that is enclosed by fencing. Within the garden is a timber garden shed. From the rear garden, is access to the rest of Holland Rise and further on road parking. The grounds extend to approximately 0.13 acres, with front garden being approximately 35' x 35' and the rear being 75' x 35'.



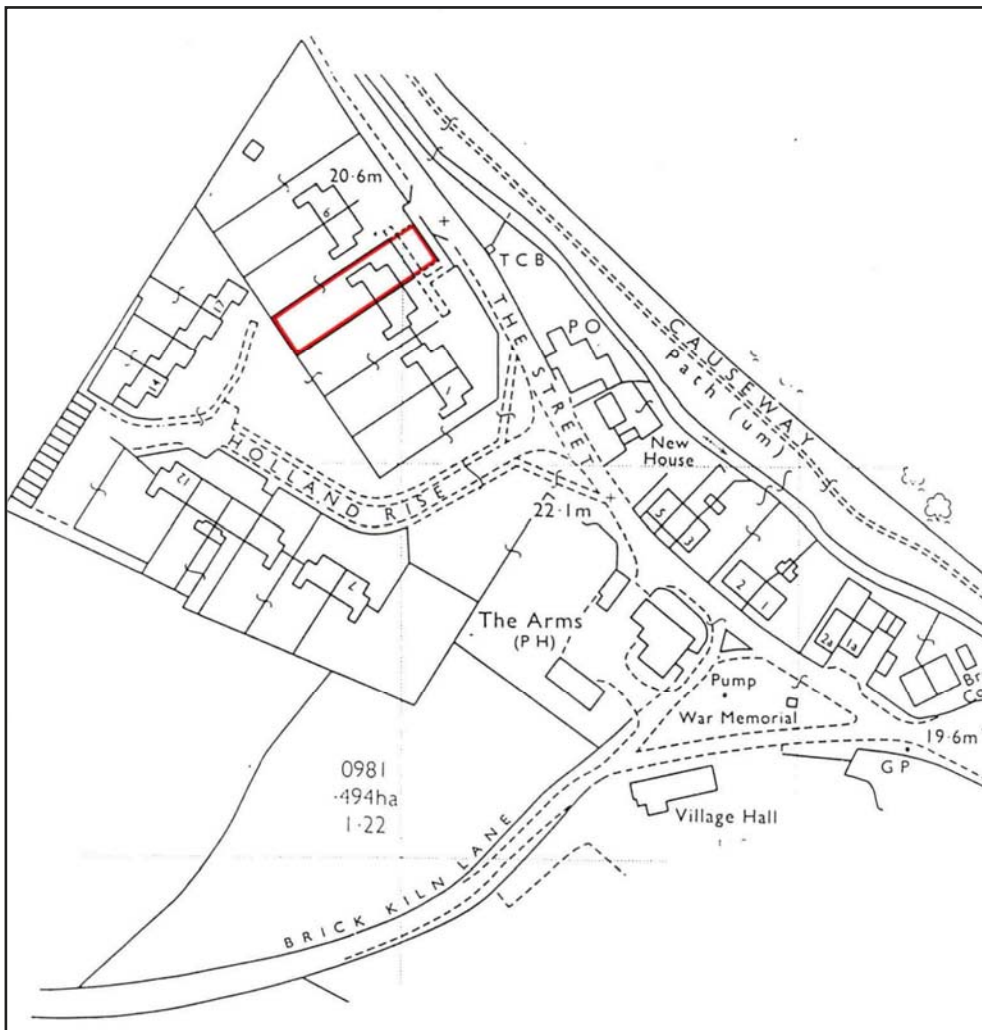














## 4 Holland Rise, Huntingfield

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft  
External Store = 4.7 sq m / 50 sq ft  
Total = 106.9 sq m / 1150 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water and electricity. Mains drainage. Oil 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 Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = E (copy available from the agents upon request)

**Council Tax** Band B; £1,638.85 payable per annum 2024/2025

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

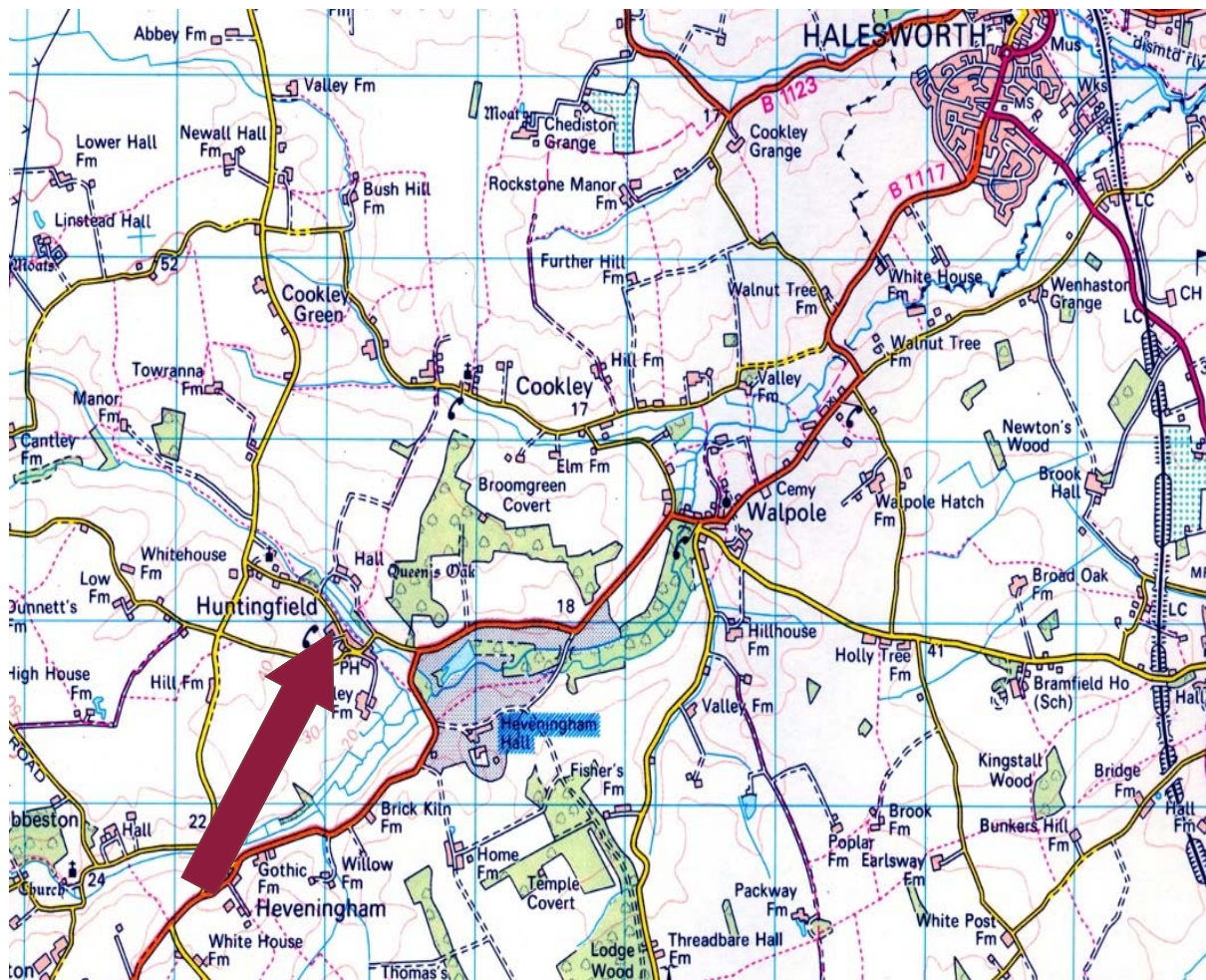
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

**June 2024**

**Directions**

Heading out of Halesworth on the B1117, head through the village of Walpole and continue towards Heveningham Hall. After just over a mile, take the turning on the right onto the single-track road towards Huntingfield and Cratfield. Entering the village of Huntingfield, take the right hand turning adjacent to the village green and pub, whereupon the property can be found a short way along on the left.

For those using the What3Words app: [///rabble.mallets.coder](http://rabble.mallets.coder)



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