

*A well presented one bedroom ground floor flat with private driveway and enclosed rear garden in the popular village of Huntingfield.*

Guide Price  
£120,000 Leasehold  
Ref: P7670/B

10A Holland Rise  
Huntingfield  
Halesworth  
Suffolk  
IP19 0PT



Entrance hall, kitchen and sitting/dining room.  
Principal bedroom, walk-in dressing room and family bathroom.  
Enclosed garden to rear.  
Off-road parking for two vehicles.

Contact Us



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## Location

The property is located in 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 10 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 14 miles to the east, and the RSPB Minsmere (featured in BBC's 'Springwatch') is about 12 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 16 miles to the north and offers further facilities.

## Description

10A Holland Rise is an exceptionally well presented and spacious one bedroom ground floor flat which benefits from its own private and enclosed rear garden and private driveway providing off-road parking for two to three vehicles. The property is being offered with the remainder of a 125 year lease which commenced on 1st April 1992 with ground rent and service charges approximately £80 pa. The current vendor has carried out a schedule of renovation and refurbishment work including the installation of a new kitchen and bathroom, redecoration throughout, new doors, creation of a dressing room and externally has maintained an already established garden.

The front door of the property is to the rear and enters into an entrance hallway with doors that lead off to the sitting/dining room. This is a good size room with French style doors that open out onto the garden which are flanked by windows to the side. There is a solid fuel stove which sits proud of a tiled fireplace and hearth with an airing cupboard to the side with water cylinder and storage. From the sitting room is a door that leads to the front lobby with an archway off to the bedroom and a door to the walk in wardrobe which has a window to side. The bedroom has windows to the front, a range of fitted wardrobes and cupboards, wall mounted modern electric storage heater. The entrance hall has ceramic tiled floors that run through the kitchen and there is also a large understairs storage cupboard. There is a door through to the kitchen which has windows to the rear, a matching range of fitted wall and base units, four ring electric hob with electric oven under and extractor hood over, a single drainer sink unit with mix tap over and upstands to wooden worktops. There is an integrated undercounter fridge and freezer, washing machine, dryer and dishwasher. From the kitchen there is a door that leads through to the refurbished bathroom which has ceramic tiled floors and walls, an obscure window to the front, a shaped bath with mix tap over and a drencher shower over with hand held attachment and glass screen, vanity unit with mix tap over and drawers under, close coupled WC and heated towel radiator.

Compliant with regulations, the property is hardwired for smoke alarms.

## Outside

The property is approached from the front via a private driveway providing off-road parking for two vehicles and a pathway that leads in between the properties to the rear where there is gated access. The rear garden is a private and south facing garden with a paved terrace, a brick and timber outbuilding and a prefabricated shed. The garden itself is cottage style and mainly laid to lawn with established shrub and flower borders and is enclosed by hedging and close board fencing and abuts fields at the rear.



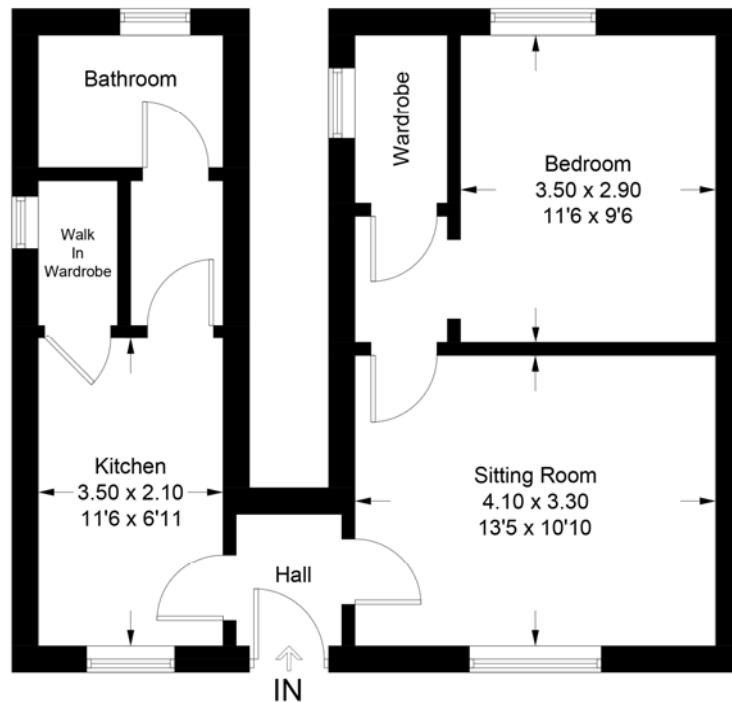






## 10A Holland Rise, Huntingfield

Approximate Gross Internal Area = 45.5 sq m / 490 sq ft



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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity.

*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 = D (Copy available from the agents upon request).

*Council Tax* Band A; £1,470.01 payable per annum 2025/2026

*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.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

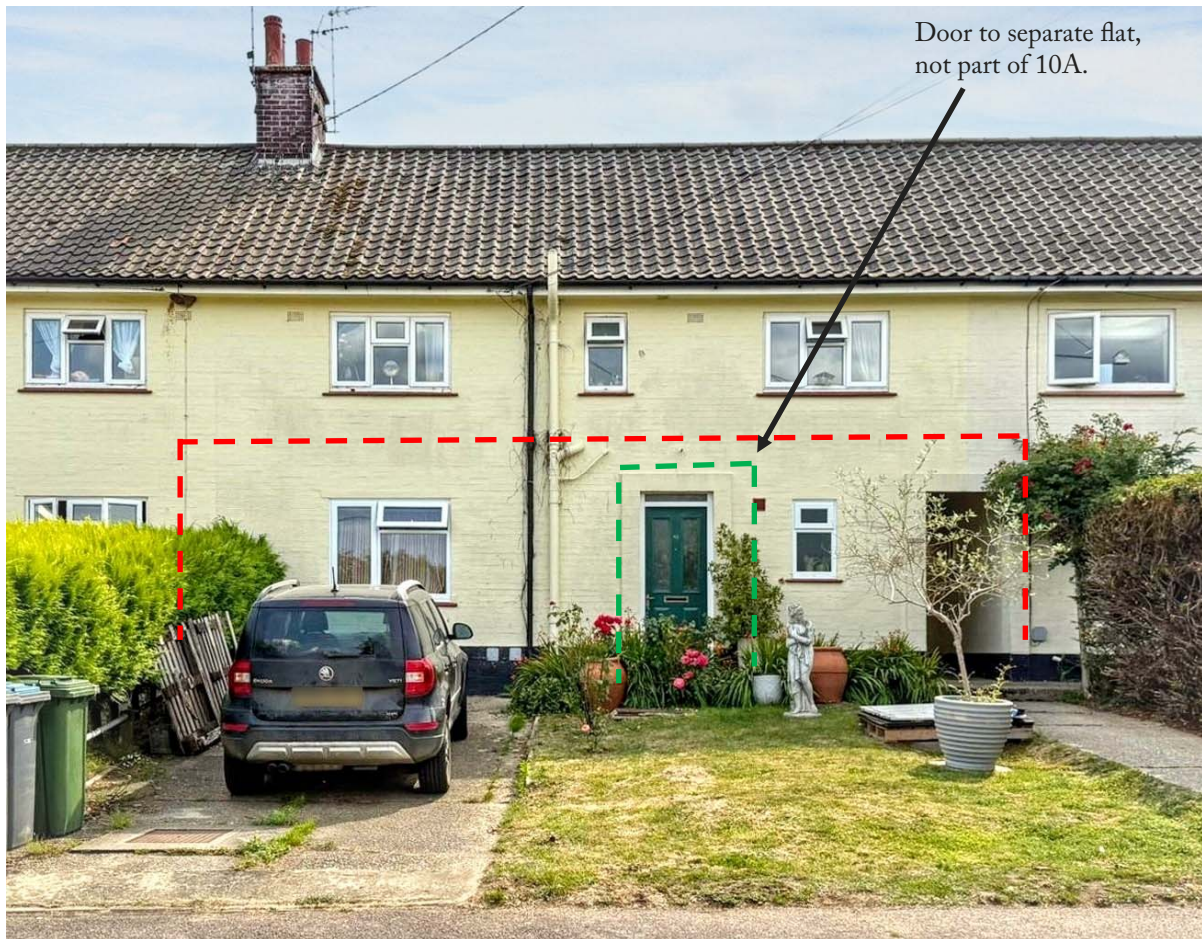
*July 2025*



## Directions

From the Agent's office. Leaving Framlingham on the Badingham Road continue for approx. three miles at the junction with the A1120 turn right. Take the next left into Low Street. Continue along this road turning right on to the B1117. After 1.5 miles take a slight left onto Barrels Hil and Take a right turn continuing on Barrels Hill for .5 mile. Turn right into Brick Kiln Lane and a sharp left onto the Street, Holland Rise is a turning on your left and the property can be found on the left.

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