



Holly Lodge

Church Road | Tostock | Bury St. Edmunds | IP30 9PA

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This exceptional detached property is an ideal family home, boasting a wealth of features that make it truly special. The highlight is an impressive pool room, perfect for recreation and relaxation. The four spacious bedrooms provide ample living space, complemented by two elegant reception rooms ideal for entertaining guests or family gatherings. The property is approached via a shared, block-paved driveway, and additional conveniences include a double garage and generous parking accommodations, ensuring plenty of space for vehicles.

Tostock is a picturesque and highly sought after village situated about 6 miles to the East of Bury St. Edmunds, just to the North of the A14. There is a Primary School at the nearby village of Norton and Secondary School at Thurston, a Health Centre at Woolpit, and a railway station at Elmswell (about 1 mile) with a direct link with Liverpool Street. Both Elmswell and Woolpit (about 2 miles) have good everyday amenities.





Step Inside

Upon entering the property, you are welcomed into a very spacious hallway embellished with exquisite oak flooring. Off this hallway, there is a generously sized WC with a stylish hand wash basin and a toilet. The sitting room, accessible from the hallway, is expansive and features double aspect windows that flood the room with natural light. French doors open onto the picturesque south-facing garden, enhancing the room's airy feel. This space also boasts an elegant inglenook-style fireplace with an oak mantle and an inset wood-burning stove, creating a cozy and inviting atmosphere. The hallway also leads to a large and sophisticated dining room, which features a boxed bay window offering delightful views of the garden. Luxurious underfloor heating is installed throughout the entire ground floor, ensuring a warm and comfortable living environment. The kitchen/breakfast room is well equipped with fitted floor and wall cupboards, an electric hob, a double oven, an integrated dishwasher, and even a wine fridge. This room includes a charming seating area and bi-folding doors that open onto the sunny south-facing terrace, perfect for alfresco dining. Adjacent to the kitchen is a practical utility room, which has plumbing for a washing machine, space for a dryer, and room for a fridge/freezer. Continuing through the property, you'll find the stunning pool room, which features elegant, tiled flooring and a heated pool. This luxurious area also includes a modern shower room with a WC and a hand wash basin, as well as a convenient plant room.

Ascending to the first floor, you are greeted by a spacious landing with a seating area, ideal for a study or reading nook. Continuing down the landing, you will find the Master Suite. The master suite features a Velux rooflight and built-in eaves storage, along with a well-fitted dressing room offering ample hanging space and drawer units. At the other end of the room, there is a generously sized ensuite with a walk-in shower, WC, and twin hand wash basins. Following back down the landing, there is bedroom four that is being utilized as a home office. The first floor also has family bathroom that includes a panelled bath, shower cubicle, WC, and hand wash basin. Bedroom two offers splendid views over the garden and features an ensuite shower room. Bedroom three is a spacious double room with plenty of natural light and storage.





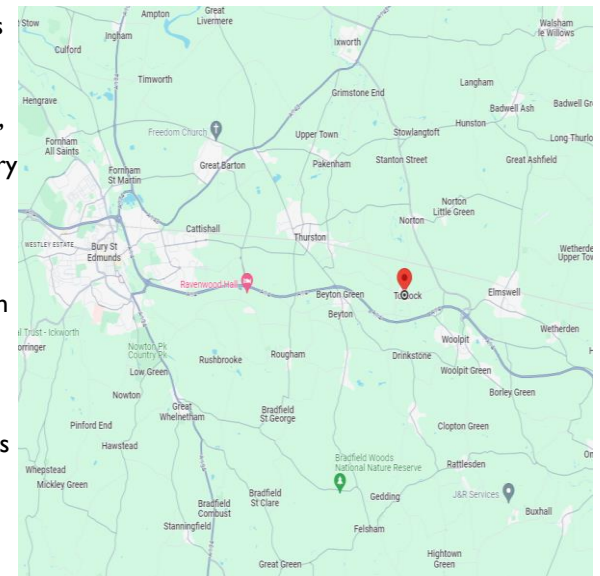
Step Outside

The garden is a delightful oasis, featuring an array of mature shrubs and plants that create a serene and picturesque atmosphere. Its south-facing orientation ensures abundant sunlight throughout the day. The garden includes two charming patio areas, perfect for outdoor dining and entertaining, while the rest of the space is beautifully laid to lawn. There is ample parking available, complemented by a double garage with twin electric doors and a convenient side door that provides direct access to the garden. Additionally, there is a separate double-gated parking area large enough to accommodate a caravan.



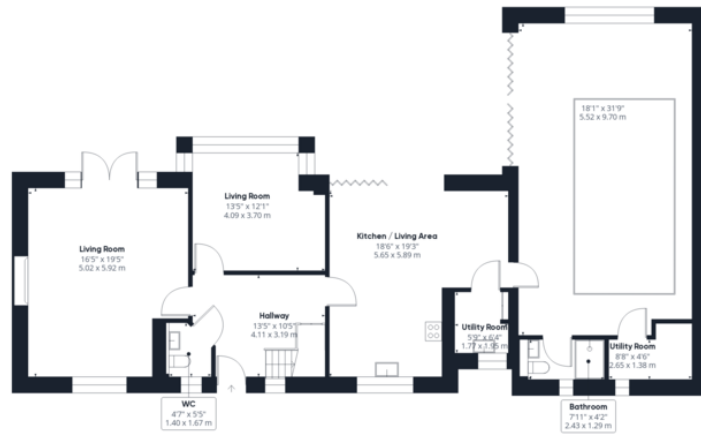
Location

Tostock is a small village around eight miles east of Bury St. Edmunds in the county of Suffolk. It is a very traditional Suffolk village, with a good example of a fourteenth century church. The Gardeners Arms is just on the edge of the green serving food and drink. The historic and vibrant market town of Bury St Edmunds boasts prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay.



Services

- Mains Electric
- Mains Water
- Mains Drainage
- Council Tax Band – F
- EPC – awaiting



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

3024.16 ft²
280.95 m²

Reduced headroom

170.84 ft²
15.87 m²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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