



The Hollies  
The Street | Rushmere | Suffolk | NR33 8EP



# FOR ALL THE GENERATIONS



“Sitting in a glorious spot, five acres surrounded by open countryside, this is country living at its finest. A beautiful Grade II listed farmhouse with private gardens, a large field, an orchard and a full-size tennis court, you have all the space you could want, inside and out, and it’s wonderfully tranquil too.

The community is friendly, and both the Broads and the coast are nearby,  
what more could you ask for?”







# KEY FEATURES

- A Charming Grade II Listed Period Farmhouse, located within 8 miles of Southwold
- Five Bedrooms, a Dressing Room and a Large Attic Room
- Two Bathrooms
- The Principal Bedroom benefits from a Walk In Wardrobe
- Kitchen/Breakfast Room with Separate Utility and Ground Floor WC
- Three Reception Rooms and a Beautifully Designed Garden Room
- Private Tennis Court with Flood Lighting
- Sitting in a Plot Measuring 5 Acres (stm) with Breathtaking Views over Unspoiled Countryside
- Large Clay Lump Barn with Toilet Facilities - Ripe for Conversion (stp)
- Granary Large Double Garage/Workshop with Studio Above with Lapsed Planning for a Granny Flat
- The Accommodation extends to 3,932sq.ft
- No EPC Required

In the same ownership for several decades, this charming and attractive property has much to recommend it. Three generations of the family have enjoyed life here, having fun and making memories together. The owner has also held a huge number of events and parties here, making the most of the space on offer. There's so much to enjoy and once seen this home isn't easily forgotten!

## Meant To Be

This is a truly fabulous family home that stands out from the crowd, with eye-catching good looks and a wonderfully comfortable and welcoming feel. Dating back to the early 17th century, the timber frame property began life as a row of smaller cottages and has seen many changes through the years. The current owner originally came here as a child, as her parents were friends with the owners at that time and she would come over to play with their daughter. As an adult, with a family of her own, she learned that the house had come up for sale – and with her own children growing older, she and her husband decided the space here would be beneficial and the lifestyle would suit them perfectly. That was almost 30 years ago and it's been a very happy home to the family ever since. Now that her children have flown the nest and her grandchildren are growing older, she has decided the time has come to pass the baton to another family. You now have the chance to enjoy it all!

## A Glorious Setting

The property sits in an idyllic position within an Area of Outstanding Natural Beauty, with views across the marshes, taking in cows grazing in distant fields. It's incredibly peaceful, with an enormous variety of birdlife to see.









# KEY FEATURES

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You also have around 5 acres of your own land here, including a large field, a productive orchard complete with tree house, a flood lit tennis court and room to grow your own, keep chickens and generally live the good life. There are wonderful walks down the quiet lanes and around the fields across the area. The owner confirms you have more horses passing than cars here, as there's a livery and riding school down the road. The owner and her family have done a lot of entertaining over the years and she's become very involved in village life. She opens her field for events each year, and the whole village come over to picnic on the grass, with cricket matches taking place, bouncy castles for the little ones, tennis tournaments on the court and even a dog show this year. Whilst the village is quiet, people here know and look out for each other. There's a lovely little church where they hold seasonal services, then the rest of the time you can join for coffee mornings, lunches, quiz nights and more, so it's easy to get to know people if you're new to the area. You're close to Southwold, Walberswick, Benacre, Covehithe, Beccles, the zoo, a local theme park and much more, so there's always something to do and to enjoy with your children or grandchildren.

## A Flexible Family Home

You have useful outbuildings here – there's a long clay lump barn, ripe for conversion subject to planning, with a WC at the end, so guests don't have to come into the house to use the bathroom. There's also a detached former granary with lapsed planning, so you could reapply if desired. This is very spacious with a double garage, a good size workshop and a studio, so it's ideal if you run your own business, or as a hobby space. Within the house itself, you have a delightful kitchen breakfast room, complete with a Rayburn to take the chill off on cold winter mornings – there's no better place to sit with your morning cup of tea. The formal dining room has a log burner to keep it cosy and snug, whilst the sitting room has a fabulous feature fireplace with marble rescued from Elveden Hall. There's a useful study too. The owner has added a magnificent garden room to the rear of the house with triple aspect windows where you can enjoy views down the garden – the oak used to make it came from the Sotterley estate, while the floor in here has also been reclaimed from Elveden Hall. The study, kitchen and garden room all have access to the garden, so you have an easy flow between the inside and outside space and you get to enjoy those incredible views, wherever you are. Upstairs, there are currently five bedrooms over two floors, the principal with a large dressing room, en-suite bathroom and a lot of built-in storage. In fact, one of the things the owner will miss about the house is the practical nature of it, with a place for everything! On the top floor, as well as the bedroom there are two large attic rooms, one of which is being used as a bedroom, so it's ideal for teenagers who want their own space, away from the rest of the family! Altogether, you can see how this works incredibly well as a home at every stage of family life.







































































# INFORMATION

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## On The Doorstep

The nearby town of Beccles is a thriving market town with an active community spirit, steeped in history. The picturesque town is situated in the heart of the Waveney Valley and now boasts a large and diverse shopping centre, amongst the narrow streets and fine Georgian buildings but keeping its 'olde worlde' charm with its small, unique shops. Beccles also has two supermarkets, Tesco and Morrison's and a sailing club being on the extremes of the Norfolk broads as well as a train station to Ipswich with connections to London. The popular seaside town of Southwold and its beautiful beach and independent shopping is just a short 8 mile drive away.

## How Far Is It To?

Norwich lies approximately 25 miles northwest of Rushmere and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The attractive seaside town of Southwold is just 8 miles southeast and is seen by many as the town that time forgot. Stroll down the ancient high street and watch the world go by. Take your bucket and spade on the famous beaches of golden sand or walk along Southwold pier.

## Directions - Please Scan QR Code Below

Leave the market town of Beccles on the A146 heading towards Lowestoft, upon reaching the 2nd roundabout, follow signs for the B1127, signposted Wrentham and Ellough Industrial Estate. At the next roundabout, take the first exit signposted Hulver and Wrentham. Proceed along this road for a couple of miles. You will pass St Marys Church on the left hand side. - turn left carry on several hundred yards go past the Rushmere sign, turn right by the houses into the Street, The Hollies Farmhouse is approximately 500 metres on your right

## What Three Words Location

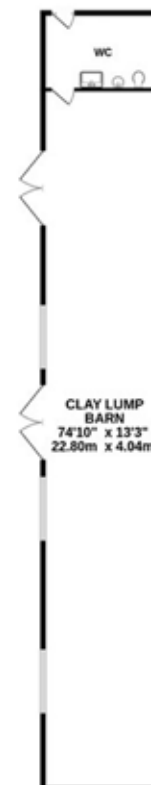
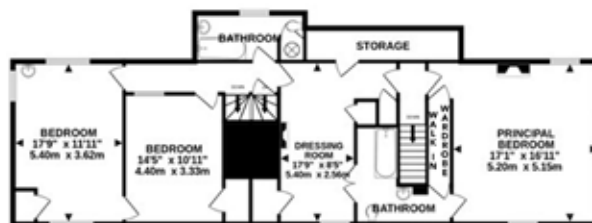
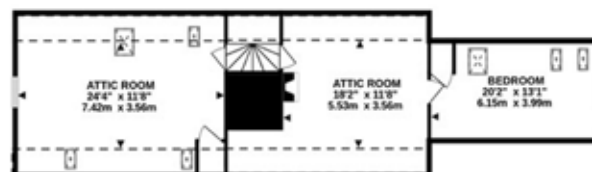
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [leaps.challenge.lion](https://leaps.challenge.lion)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Water Treatment Plant  
FTTC Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
East Suffolk Council - Tax Band G  
Freehold



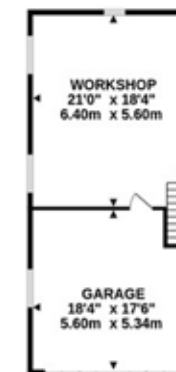




BARN  
3802 sq ft. (352.4 sq.m.) approx.



THE GRANARY - FIRST FLOOR  
706 sq ft. (65.0 sq.m.) approx.



THE GRANARY - GROUND FLOOR  
706 sq ft. (65.0 sq.m.) approx.

**FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 3932 sq.ft. (365.2 sq.m.) approx.**  
**TOTAL FLOOR AREA : 6446 sq.ft. (598.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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