



The Old Fox Fox Hill, Hollesley
Woodbridge

Guide Price **£550,000**



The Old Fox Fox Hill

Hollesley, Woodbridge

Nestled in the charming village of Hollesley, The Old Fox is a Grade II listed detached residence, steeped in history and character. Originally a public house, this property was thoughtfully converted to residential property in 1998, retaining much of its original charm. With origins that predate 1710, this property has significant historical interest offers a unique modernised living experience, blending period features with modern comforts.

Stepping into the imposing living space of a double aspect lounge with large fireplace with wood burner and a wealth original features. Walk through to a dining room with an impressive fireplace. Also access to an office/study area and a floor trap door giving access to the spacious cellar storage.

The good sized fitted kitchen looks over the courtyard and gives access to the rear and stairs to the first floor accommodation.



Continuing with further charming reception rooms, find a cosy snug/TV room with wood burner, exposed beams and exposed brickwork dating back to Tudor times. This room could be part of a possible granny annexe. Door through to a good sized double bedroom with en-suite and separate access to the garden giving a possible Air BnB/guest room.

Currently, this super property is a very spacious character family home giving alternative

The Old Fox Fox Hill

Hollesley, Woodbridge

Location Hollesley is situated close to the Heritage Coast within An Area of Outstanding Natural Beauty. The village is approximately 7 miles south-east of Woodbridge railway station and benefits from a local shop, post office, a public house (The Shepherd & Dog) a primary school (ages 5-11 years), playgroup, Church and excellent equestrian facilities ranging from unlimited hacking through the forest to Poplar Park Equestrian Centre which offers a cross country course, indoor and outdoor schools & also hosts many events throughout the year. The Suffolk Punch Horse has been associated with the coastal area of Suffolk for many years, traditionally known as the home for Suffolk Punch Horse breeding. The soil and climate are ideal for quality stock and Suffolk Punch and Retraining of Racehorses (ROR) is located within this region. Woodbridge is a well served market town, steeped in history with a fine selection of shops and restaurants; it has its own theatres, swimming pool, doctors, dentists and railway station on the Ipswich-Lowestoft East Suffolk Line. Woodbridge lies on the River Deben and is renowned for its sailing facilities. Around the town there are various buildings from the Tudor, Georgian, Regency and Victorian eras. Nearby schools include the highly regarded Abbey (Preparatory School) & Woodbridge School (Senior School), Woodbridge Primary School and Farlingaye High School. The County Town of Ipswich is 10 miles South-West of Woodbridge and benefits from a railway station located on the Great Eastern Main Line approximately seventy miles east of London Liverpool Street Station and a journey time of approximately one hour and ten minutes.

Council Tax band: F

Tenure: Freehold

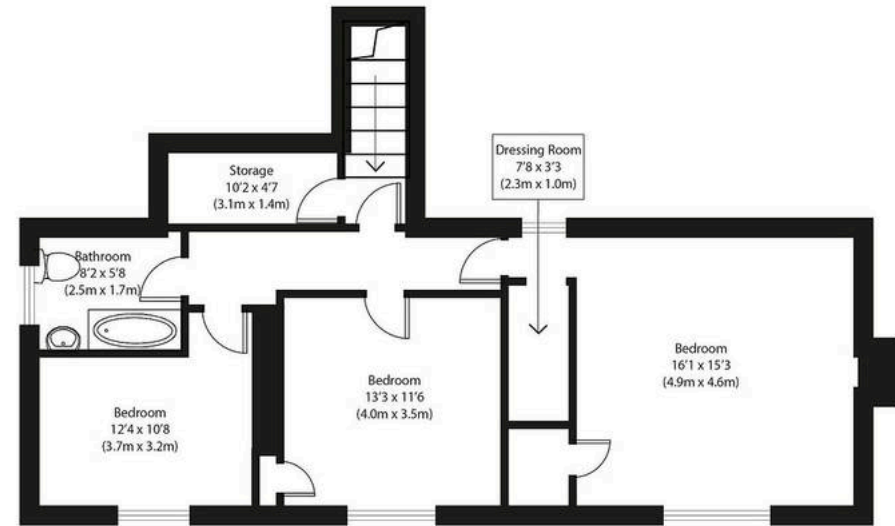
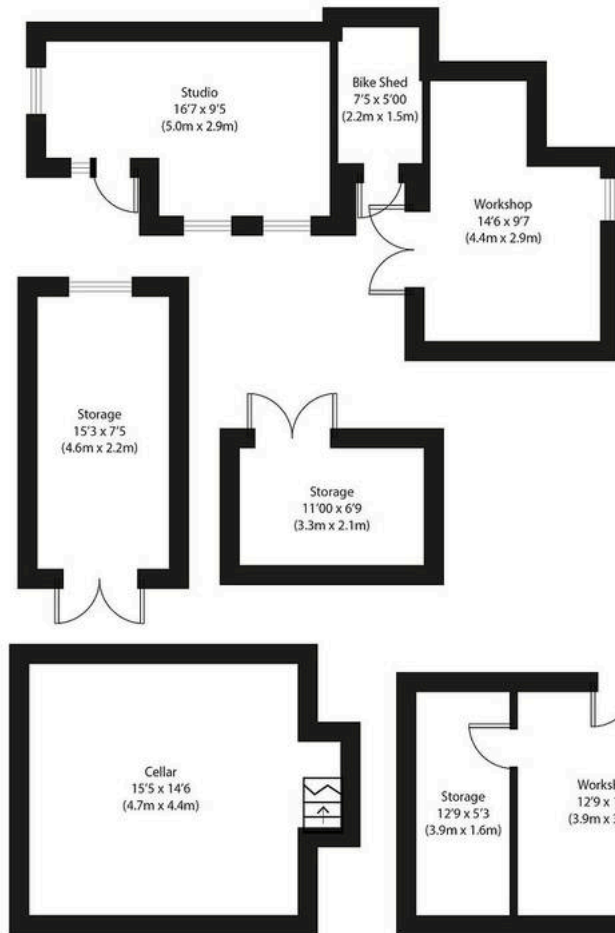




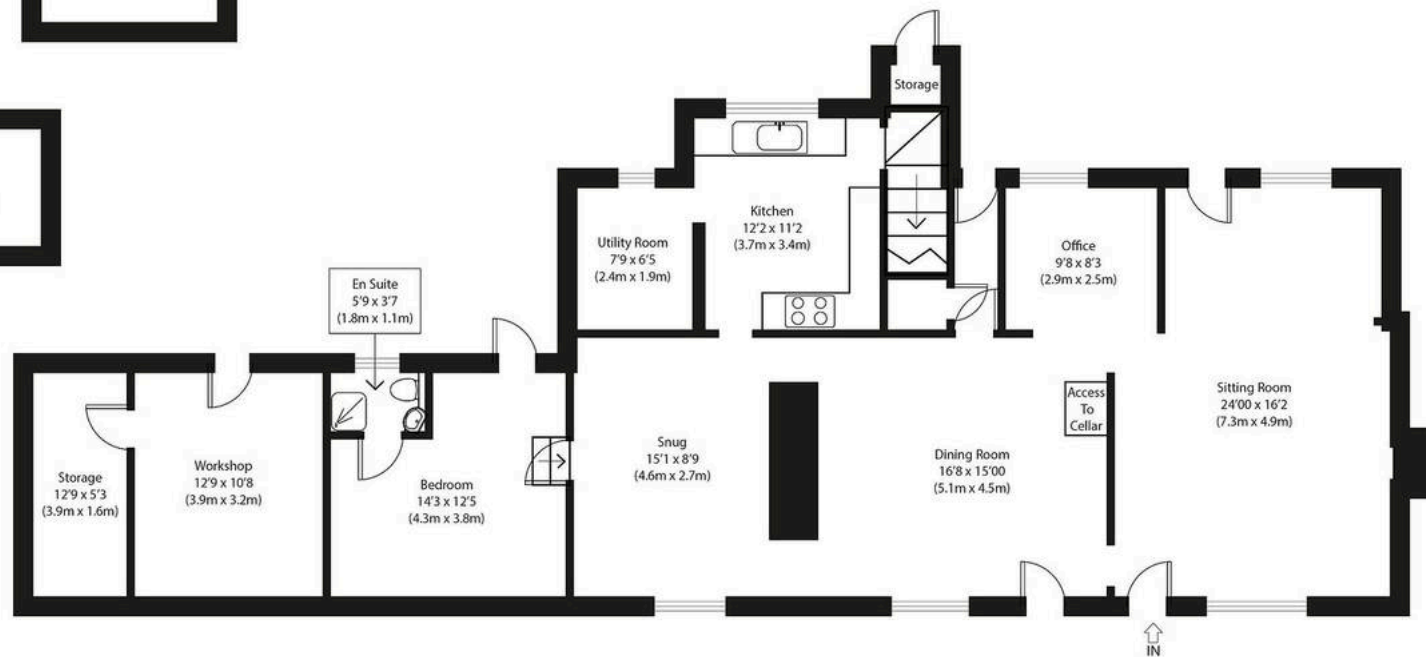

 Approximate Gross Internal Area
 Main House 2690 sq ft (250 sq m)
 Outbuildings 490 sq ft (46 sq m)
 Total 3180 sq ft (295 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photoshousgroup.co.uk

Potters



First Floor



Ground Floor



Potters Estate Agents

Potters Estate Agents, 6 Market Hill – IP12 4LU

01394 447487

enquiries@pottersestateagents.com

www.pottersestateagents.com/