



Lower Holbrook  
£1,350,000



Nestled in the tranquil setting of a medieval green in the enchanting Suffolk Coast & Heaths Area of Outstanding Natural Beauty, this magnificent 19th-century farmhouse offers a harmonious blend of rural charm and modern comfort, making it the ideal retreat for discerning families seeking a haven from the hustle and bustle of city life.

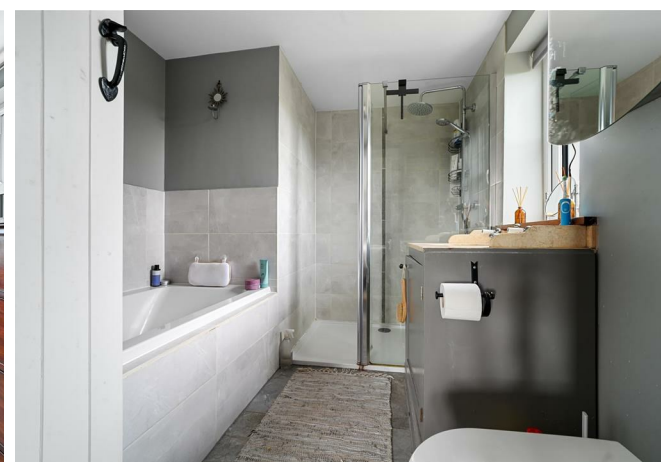
Embracing the serenity of its countryside surroundings, this unlisted gem is perfectly poised on a generous plot of a third of an acre, offering ample space for outdoor pursuits and leisure. The home is perfectly suited for families with a penchant for elegant living and entertaining.

The accommodation is spread across three floors, with five well-appointed bedrooms, two of which boast en-suite facilities, with a dressing area and fitted wardrobes to the principal providing a personal oasis of luxury for the inhabitants. The principal rooms on the ground floor, including a grand sitting room and a formal dining room, feature exquisite fireplaces that serve as focal points for family gatherings and festive celebrations.

A spacious kitchen/dining/family room sits at the heart of the home, complete with a lantern roof light window that bathes the space in natural light. The traditional Aga, range cooker, and integrated dishwasher cater to culinary enthusiasts, making meal preparation a joy rather than a chore.

Further enriching the home's appeal, the top floor snug offers a cozy hideaway, while the conservatory and utility/boot room add practicality to its list of attributes. Outside, the double cart lodge, accompanied by a storage shed and pump house, provides convenient parking and storage solutions.

The piece de resistance is undoubtedly the heated swimming pool, paired with a separate pool house featuring bi-folding doors, creating an enchanting environment for relaxation and entertainment throughout the year.





This residence is not only a home but a lifestyle choice, promising a life of bucolic bliss for the family fortunate enough to call it their own.

The property is located on the Shotley Peninsula in a beautiful rural setting in the desirable hamlet of Lower Holbrook within the Suffolk Coast & heaths AONB, just moments from the River Stour. The nearby village of Holbrook provides a number of everyday amenities, including a convenience store, a post office, and a doctor's surgery.

There is excellent schooling in the area, including a primary school, a secondary school and the independent Royal Hospital School. Further shopping, leisure and cultural facilities, as well as large supermarkets, can be found in Manningtree or Ipswich town centre about 7 miles away. The Manningtree mainline station only 7.5 miles away offers regular services to London Liverpool Street taking approximately 1 hour. The A12 and the A14 are both within easy reach, providing access to Colchester, Cambridge and the Suffolk Coast. Leisure facilities in the area include sailing at Alton Water and on the Rivers Stour and Orwell.

Holbrook 1.4 miles, A14 6.2 miles, Ipswich town centre 6.9 miles, A12 7.4 miles, Manningtree station 7.5 miles (Approx. 1 hour to London Liverpool Street)

Agents notes:

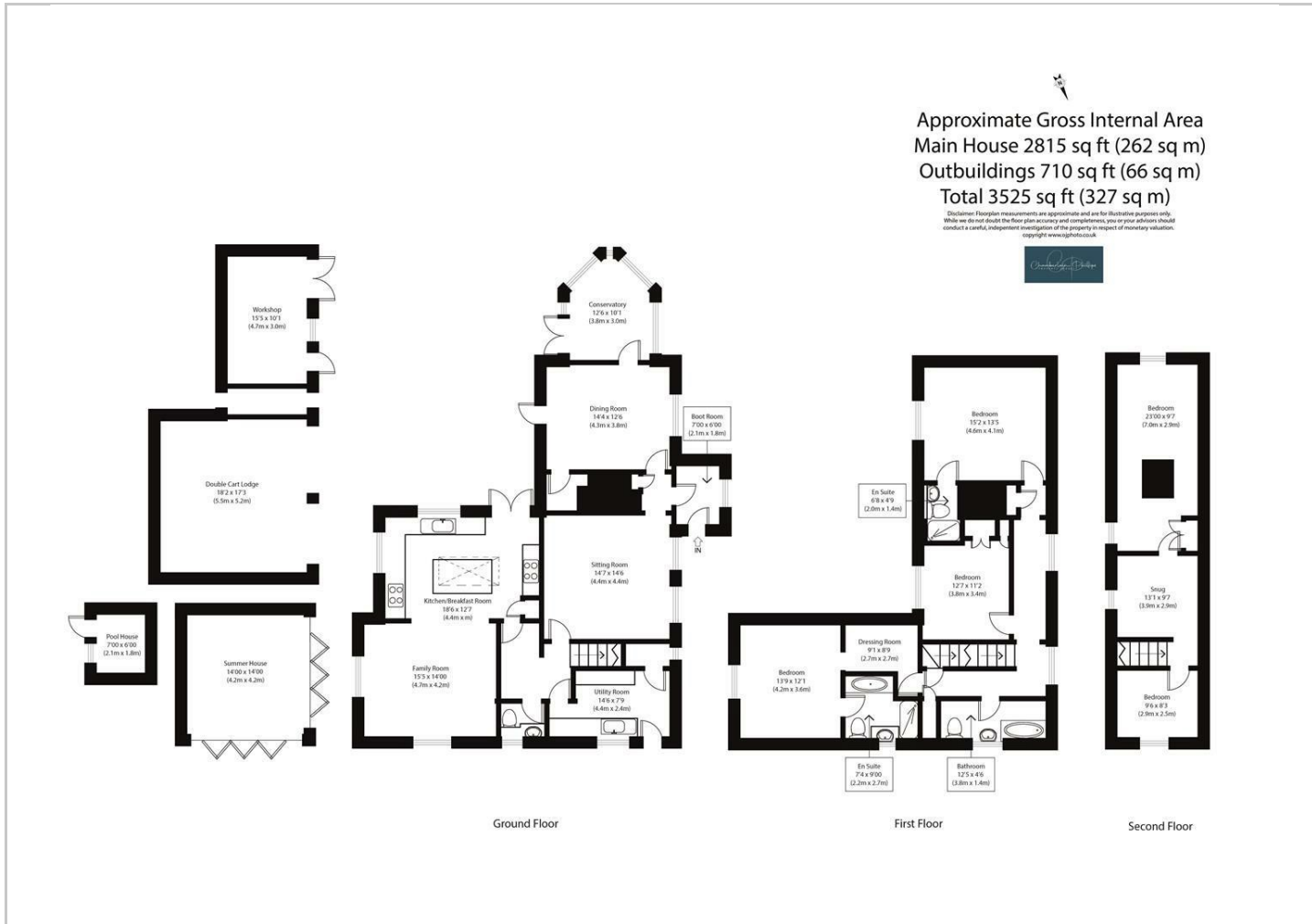
Tenure - Freehold / Council tax - Band E

Services - Oil/Electric/Water/Drainage (Heating - Radiators via oil boiler)





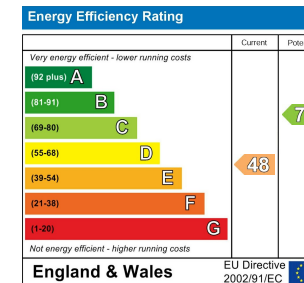
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk