



Description

Set within the peaceful beauty of a medieval green in the heart of the Suffolk Coast & Heaths National Landscape, this exceptional unlisted 19th-century farmhouse effortlessly combines timeless rural charm with contemporary comfort. An idyllic country retreat, it offers the perfect sanctuary for families looking to escape the pace of urban life.

Occupying a generous third-of-an-acre plot, the property enjoys a picturesque setting with ample space for outdoor living, recreation, and entertaining. Its elegant proportions and thoughtful layout make it ideally suited for family life and hosting guests in style.

Spanning three floors, the accommodation features five spacious bedrooms, two with en-suite bathrooms. The luxurious principal suite includes a dedicated dressing area and fitted wardrobes, offering a tranquil haven within the home. The ground floor boasts a selection of beautifully appointed reception rooms, including a grand sitting room and formal dining room, both adorned with striking fireplaces that bring warmth and character to every gathering.

At the heart of the home lies an expansive kitchen/dining/family room, filled with natural light from a stunning lantern roof light. A traditional Aga, range cooker, and integrated dishwasher elevate the space for those who love to cook and entertain.

Adding to the home's versatility, the top-floor snug offers a cozy retreat, while the conservatory and utility/boot room enhance everyday practicality. A double cart lodge, storage shed, and pump house provide ample storage and parking.

The crowning feature of this delightful home is the heated swimming pool, accompanied by a stylish pool house with bi-folding doors—an ideal setting for year-round enjoyment, whether you're relaxing with family or entertaining friends.



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- A wide-angle photograph of a bright, modern kitchen and dining area. The room features a large central island with a grey countertop and open shelving underneath. The kitchen cabinets are a light grey color, and the countertops are a polished, light-colored material. A large skylight in the ceiling allows natural light to flood the space. In the background, a dining area with a wooden table and chairs is visible, along with a living area featuring a large orange sofa and a television. The floor is made of light-colored wood planks. The overall atmosphere is clean, bright, and spacious.
- CHARMING UNLISTED 19TH CENTURY FARMHOUSE
 - SET CLOSE TO HOLBROOK BAY & RHS IN 1/3 ACRE PLOT
 - WITHIN THE SUFFOLK COAST & HEATHS NATIONAL LANDSCAPE (AONB)
 - FIVE BEDROOMS, TWO ENSUITE
 - STUNNING KITCHEN/DINING/FAMILY ROOM
 - HEATED OUT DOOR POOL WITH POOL/SUMMER HOUSE
 - DOUBLE CART LODGE
 - VIEWING ESSENTIAL TO APPRICIATE THE HOME AND LOCATION







Location:

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)

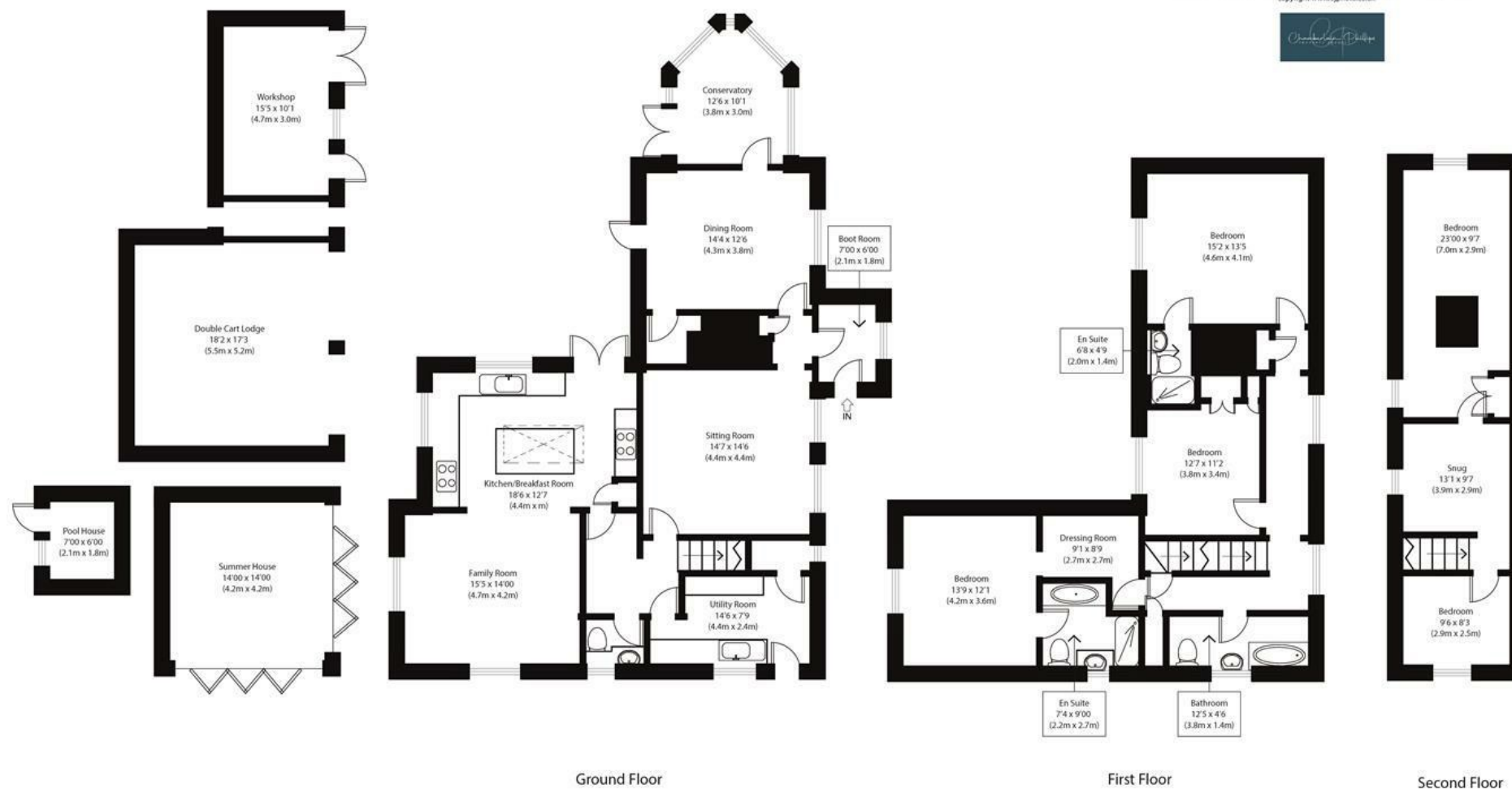
- Agents notes:
- Tenure - Freehold
- Council tax - Band E
- Services - Oil/Electric/Water/Drainage
- Heating - Radiators via oil boiler
- Mobile - O2 & Vodafone are available
- Broadband - Ultrafast is available



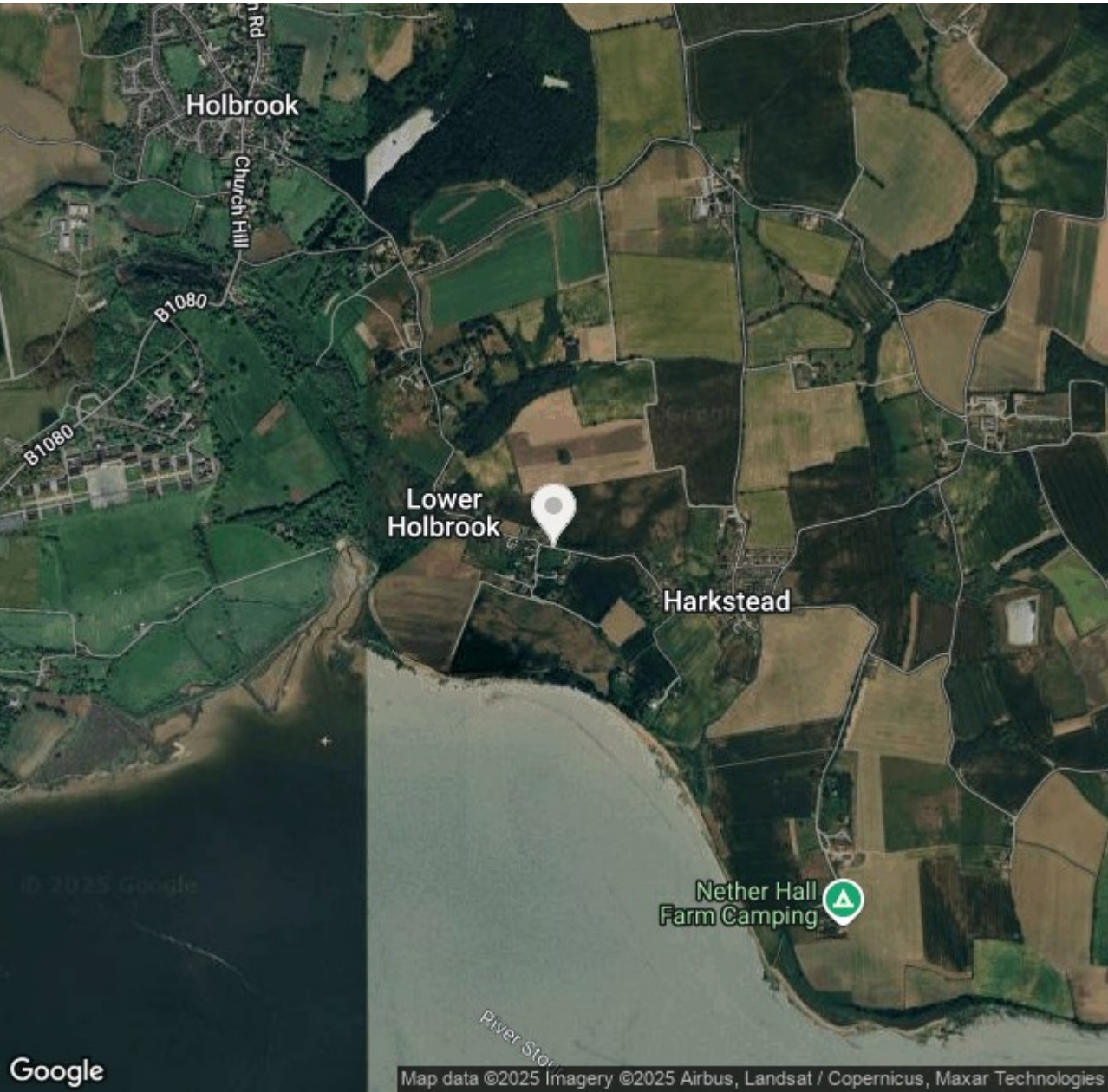


Approximate Gross Internal Area
Main House 2815 sq ft (262 sq m)
Outbuildings 710 sq ft (66 sq m)
Total 3525 sq ft (327 sq m)

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.
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Location Map



Viewing

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

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Disclaimer:
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.

Energy Performance Graph

