



HOLLY TREE HOUSE

IPSWICH ROAD, LONG STRATTON NR15 2TF



A charming and elegant Grade II Listed detached house dating from the early 19th Century located in a convenient position and with characterful accommodation

The property is a charming and character Grade II Listed Georgian house on the edge of Long Stratton but conveniently situated for local amenities and access to the bypass.

The house has a wealth of period features and versatile accommodation. The front door opens to the entrance hall with an elegant sweeping staircase rising to the first floor. There are two delightful reception rooms either side of the hall and both with impressive period fireplaces. To the rear is a kitchen fitted with a range of shaker style units and a door to the garden. There is a secondary kitchen area with secondary staircase to the first floor. There is a useful separate utility room and ground floor cloakroom. The first floor has a split landing which is a delightful feature of the house. The double aspect principal bedroom is to the front and has an ensuite shower room. There are two further double bedrooms to the front. Off the rear landing area is the fourth bedroom with fitted cupboards plus the family bathroom with rolltop bath.

Externally, the property is accessed via a shared drive with a private parking area to the front of the house with an area of garden laid to lawn. The main drive continues past the house where there are substantial double gates leading to the rear garden. This has been zoned to create an area for alfresco dining, principal area laid to lawn and then a covered seating area. There are also three useful outbuildings in the garden.

LOCATION

Long Stratton offers many amenities including a supermarket, a variety of shops and a leisure centre. Long Stratton is around 11 miles from Diss Station, with direct connections into London Liverpool Street. Norwich city centre is just under 13 miles away and provides many high street department stores, leisure facilities, a number of Ofsted rated schools and colleges.

SERVICES

Oil fired central heating. New combi boiler installed in 2024. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council & Tax Band E



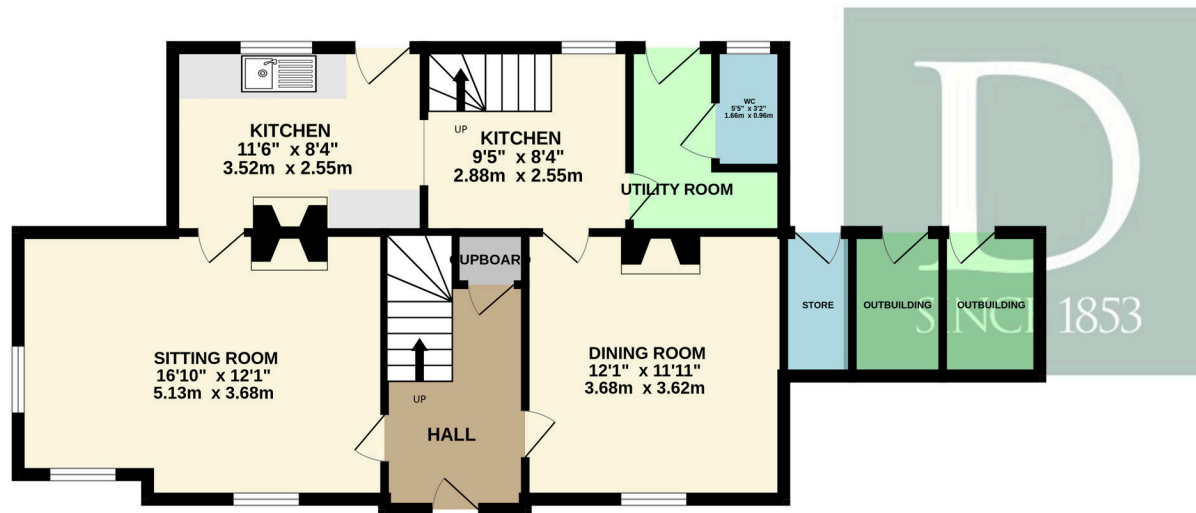




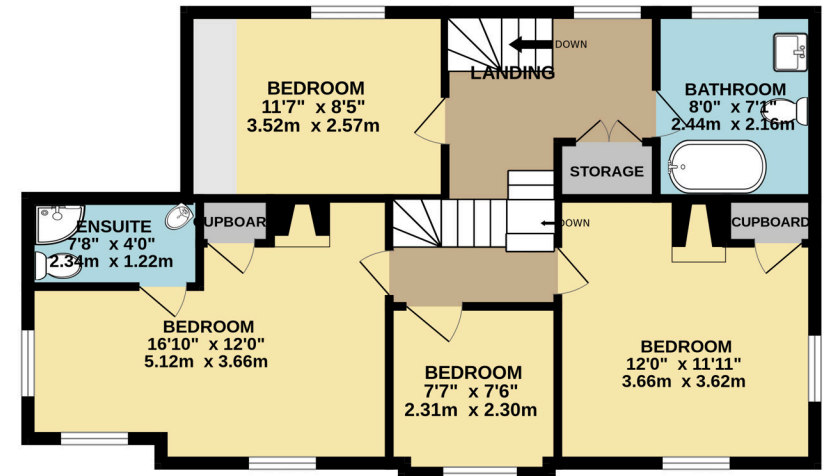


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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