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*Holly Heights*  
Ilketshall St John, Suffolk

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A quintessential detached red brick and flint cottage, centrally situated in its substantial plot and making the most of the stunning elevated views over the rolling Suffolk countryside. The property offers deceptively spacious accommodation boasting three superb reception rooms and five double bedrooms coupled with a range of modern kitchen, bathroom and utility areas. Outside we find delightful, private grounds approaching 1.5 acres (stms) which boasts a large double garage/workshop and extensive barn whilst enjoying and benefitting from an income off the adjoining 1.5 acre (stms) five pitch touring caravan site. Viewing is essential to fully appreciate all this wonderful home has to offer.

**Accommodation comprises briefly:**

- Reception Entrance/Garden Room • Sitting Room • Dining Room
- Kitchen • Utility • Ground Floor Shower/Wet Room
- Generous First Floor Landing • Master Bedroom
- Principle Bathroom • Four Further Bedrooms • Shower Room
- Double Garage & Workshop • 50.ft Barn
- 2.78 Acre (stms) Established Grounds

**Property**

Stepping through the front door of Holly Heights we are welcomed by the stunning garden room which wraps around the eastern side of the house, the standard of finish and exceptional space that flow throughout the home are instantly apparent. The herringbone brick floor is charming whilst the recently replaced windows which continue throughout the home bring the convenience of modern living. Doors open to the main accommodation via the entrance hall and also to the utility room, ideal to wash off your boots after enjoying one of the many country walks. Stepping through the entrance hall we enter the main house via the dining room. This stunning space measures over 20.ft and offers the perfect central hub to the house designed around family life and entertaining alike. Our eye is drawn to the fireplace where we grab a view through into the sitting room past the double sided wood burner. Timber herringbone flooring lines the room whilst our dog leg stair case rises to the first floor. Both the sitting room and kitchen flow from the dining space. The sitting room provides a delightful triple aspect room that is soaked in natural light. The feature fireplace looks back to the dining room whilst French doors open to the garden where we are greeted by the pond. Stepping back through the dining room we enter the kitchen where a modern range of oak fronted wall and base units contrast against the tiled flooring and contrasting work tops. A fitted fridge freezer and dishwasher feature whilst a range style cooker provides a charming focal point. Windows look onto the gardens and stunning rolling countryside views beyond whilst a door leads to the same. Internally we step into the utility room where we find a mass of storage and the ground floor shower/wet room which is finished in the modern yet sympathetic style our vendors have been so careful to create. A door in the utility returns to the garden room. Climbing the stairs to the first floor landing we step onto a landing which is fit for the house, a room in itself this space offers an ideal spot to work from. At the head of the stairs we find the larger two bedrooms, of which the master is set enjoying a dual aspect view of the pond and grounds. The principle bathroom sits adjacent to the master bedroom and continues the excellent finish found throughout boasting a bath, separate shower, wash basin and w/c. Stepping across the landing we find the three further double bedrooms. Completing the accommodation we find the shower room ideally positioned to serve these three rooms.















## Outside

Approaching the property from Lodge Road we access Holly Heights via the tree lined driveway, we find separate gated access to the main residence and the current touring campsite. The campsite approaches an acre and a half (stms) and offers the most delightful position enjoying elevated views of the Suffolk countryside whilst on site we find five electric hook up points along with a sewage and water service. The grounds offer a delightful space for each pitch to enjoy even when full, and further grassed areas offer space to walk or simply relax. Continuing along the drive we access the grounds that surround the main house, a five bar gate opens to the extensive parking area set to the front of the charming home. From the parking area we access the garage and workshop (double garage) where we also find a sunken glass house/ greenhouse attached to the rear. The grounds wrap around the property enjoying a large pond, open grassed areas and a variety of native fruit and flowering trees. From every aspect we enjoy the most breathtaking views of the open Suffolk countryside. Completing the site gated access opens to a further driveway which leads us past the external wine cellar and access' the extensive barn. Currently used as a vast workshop the building approaches 50.ft offering a superb footprint and versatile space.

## Location

Holly Heights, enjoys an elevated, rural yet accessible position on the outskirts of the charming Market Town of Bungay. Bungay is set within the popular Waveney Valley and offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, the Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx 16 miles away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

LPG Central Heating, Mains Water and Electricity, Private Drainage

Energy Rating: E (with improvements)

## Local Authority:

East Suffolk Council  
Tax Band: G  
Postcode: NR34 8JH

## Tenure

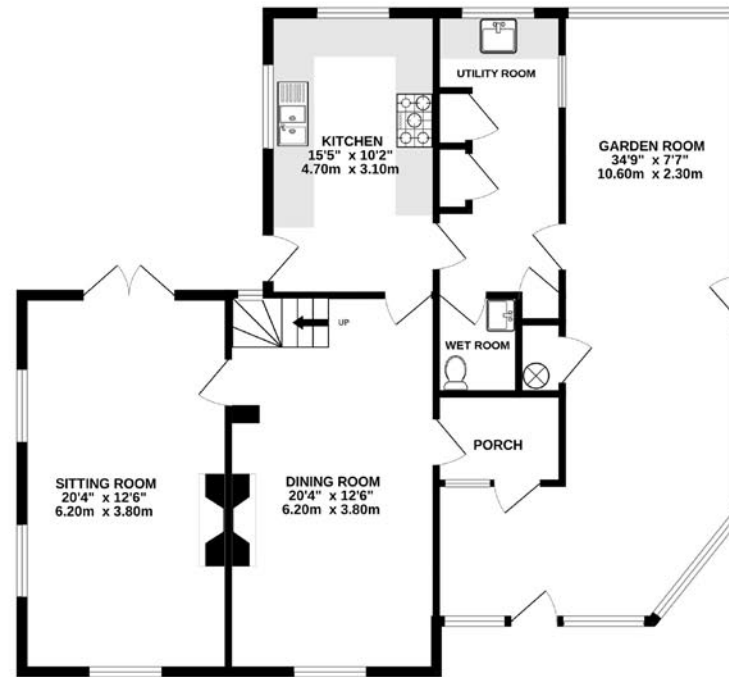
Vacant possession of the freehold will be given upon completion.

## Agents' Note

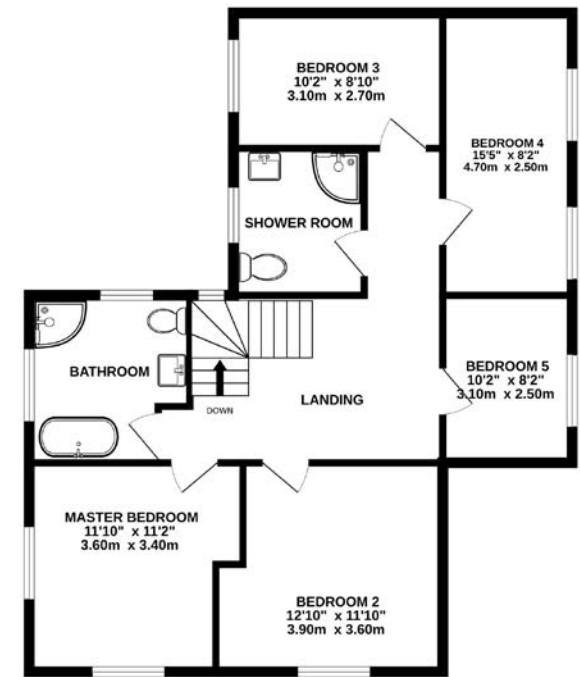
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £850,000**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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