



HOLBROOK LODGE

Woolverstone

| Suffolk



Chapman Sticksels

HOLBROOK LODGE MAIN ROAD, WOOLVERSTONE SUFFOLK, IP9 1BA

Ipswich - 6 miles (London Liverpool Street from 58 minutes)
Manningtree - 7 miles (London Liverpool Street from 54 minutes)
Colchester - 15 miles (London Liverpool Street from 48 minutes)

- Entrance hall • Sitting room • Dining room • Kitchen •
- Study area • Utility room • Bathroom • Three double bedrooms •
- Beautiful gardens • Off-road parking •

The Property

Originally the gate house to Woolverstone Hall, located on the sought after Shotley Peninsula, Holbrook Lodge is a characterful Grade II Listed house built in 1860. The immaculately presented accommodation begins in the entrance hall with a door providing access to the downstairs accommodation offering attractive period features throughout and breath-taking views from every aspect. The dining room lies to the rear of the house with an open fireplace surrounded by exposed brick and carved wooden border, stripped pine doors and picture rails. Adjacent is the generously sized sitting room with a fireplace with attractive inset wood burner.

Further accommodation offers a well-equipped kitchen with various base and eye level units combined with solid wood worktops and ceramic butler sink. Integrated appliances include a 5-ring ceramic hob with double oven by Rangemaster, fridge/freezer, dishwasher and built-in wine rack and pantry cupboard. Further down the hall is a study alcove and utility room with stunning exposed brick walls and glass roof making it a bright, airy room with base level units combined with solid wood worktops and ceramic butler sink. Beyond this is the family bathroom with heated towel rail and roll top bath and a separate WC.

Upstairs, a generous landing space with loft above provides access to three double bedrooms, all of which feature beautiful original cast iron fireplaces and stripped pine doors with built in wardrobes in two bedrooms.

Outside, the house is set behind a mature laurel hedge with double wooden gates to the drive and surrounded by beautiful gardens made up of a stunning combination of lawn with well stocked borders filled with an array of various trees/plants/shrubs to enjoy throughout the seasons with three separate seating areas to take in the surrounding scenery and an Alfresco dining area set under an attractive pergola.

A TASTEFULLY PRESENTED GRADE II LISTED GATE HOUSE, SET IN THE HEART OF WOOLVERSTONE



Location

Woolverstone is a small village and civil parish located on the Shotley Peninsula near the River Orwell. The village offers the popular Woolverstone Marina with bar and restaurant, Royal Harwich Yacht Club, church and village hall. Excellent schools are within easy reach, with primary schools in Chelmondiston and Holbrook, and secondary schools including Ipswich High School and Holbrook High School.

Services

We understand mains water and electricity are connected. Oil-fired central heating. Private drainage.

Local Authority and Council Tax Band

Babergh & Mid Suffolk District Council
Band E (2026)



Holbrook Lodge, Main Road, Woolverstone, Ipswich, IP9 1BA

Approximate Floor Area
Main House - 1112 sq. ft / 103.38 sq. m

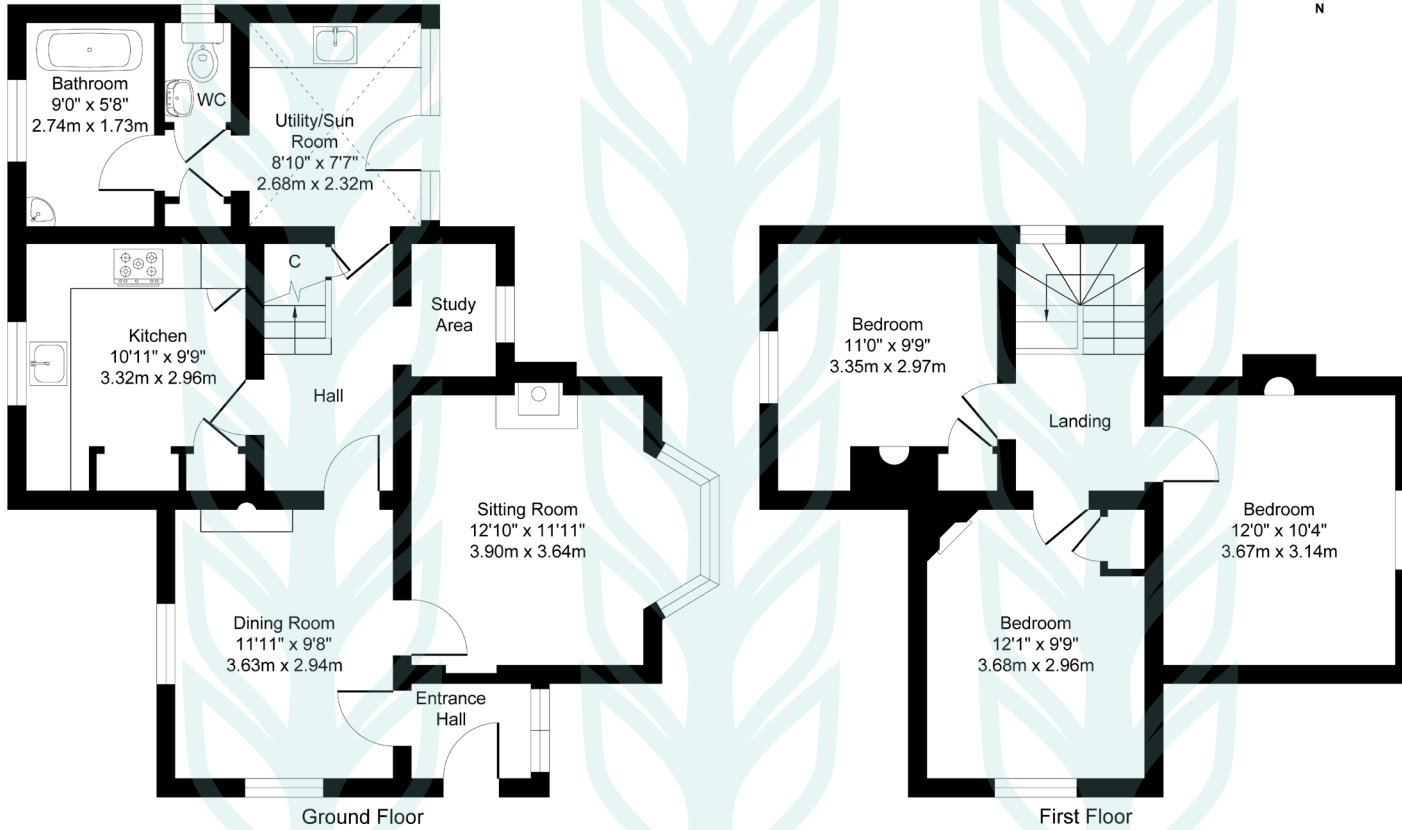


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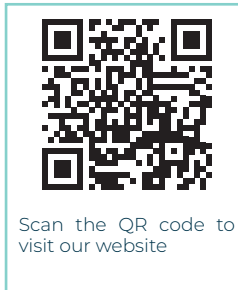
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