

KEYSTONE



Church Hill, Holbrook, Ipswich, IP9 2QP

£800,000

Exceptional Country Home
Five Reception Rooms
Grand Entrance Hall
Period Features Throughout
Popular Village Of Holbrook

Six Bedrooms
Gorgeous Farm Style Kitchen/Diner
En-Suite
Countryside Views
No Onward Chain

Church Hill, Ipswich IP9 2QP

Nestled in the picturesque village of Holbrook, this stunning detached home, formerly a public house, and steeped in history offers a unique blend of country charm and modern living. With an impressive six bedrooms and three bathrooms, this property provides ample accommodation for families or those seeking extra space for guests.

As you enter, you are greeted by five spacious reception rooms, each filled with character and warmth, perfect for entertaining or enjoying quiet evenings with loved ones. The layout of the home is thoughtfully designed to create a welcoming atmosphere, allowing for both privacy and togetherness.

The gorgeous village setting enhances the appeal of this property, providing a tranquil environment surrounded by beautiful countryside. Residents can enjoy leisurely strolls through the village, taking in the scenic views and the friendly community spirit that Holbrook is known for.

This home is not just a place to live; it is a lifestyle choice, offering a perfect balance of comfort and charm. Whether you are looking to create lasting memories with family or simply enjoy the serene surroundings, this property is a rare find that truly embodies the essence of country living. Don't miss the opportunity to make this delightful house your new home.



Front entrance door

19'6 x 11'9

Leading to entrance hallway with wood flooring, feature electric fire and radiator.

Kitchen/Breakfast Room

20'0 x 14'9

Fitted with a range of base units and drawers with matching wall mounted cabinets and quartz work surfaces. double butler sink, dual fuelled aga, island unit, window to garden, tiled flooring and underfloor heating.

Utility Room

21'0 x 8'9

Fitted with a range of base units and drawers with matching wall mounted cabinets, butler sink, quartz work top, tiled flooring and space for fridge and freezer, boiler, Loft hatch, door to front and window to rear, large built-in utility cupboard.

Reception Room

20'8 x 14'3

Two windows to front, bay window to side, open fireplace and two radiators.

Inner hallway

With exposed brickwork, radiator and stairs to first floor, built-in understairs cupboard and large storage closet

Study

12'4 x 11'0

Window to rear, bay window to side, floorboards, radiator and trapped door to cellar.

Reception Room 2

16'6 x 9'1

Window to side, window to rear, radiator and cast-iron fireplace.

Cloakroom

Fitted with WC, vanity inset sink, tiled flooring, tiled walls, window to rear, radiator and marble sink unit.

Dining Room

15'6 x 14'1

Wood flooring, window to rear and two radiators

First Floor

Galleried landing with skylight, built-in storage cupboard, radiator

Bedroom 3

16'8 x 9'2

Window to rear, window to side and radiator

Bathroom

Fitted with a suite comprising of free-standing roll top bath, shower cubicle, WC, his & hers sinks with marble top, tiled walls, tiled flooring, window to side and radiator.

Bedroom 2

11'5 x 11'2

Window to front, window to side, radiator and feature cast-iron fireplace.

Bedroom 6

9'9 x 8'9

Window to rear, radiator and laminate flooring

Bedroom 5

12'5 x 8'6

Window to rear and radiator

Bedroom 4

11'8 x 9'9

Window to front, radiator and built-in wardrobe

Shower Room

Fitted with suite comprising of shower cubicle, pedestal wash basin, WC, heated towel rail, tiled floor, tiled walls and radiator and window to rear.

Bedroom 1

14'8 x 11'8

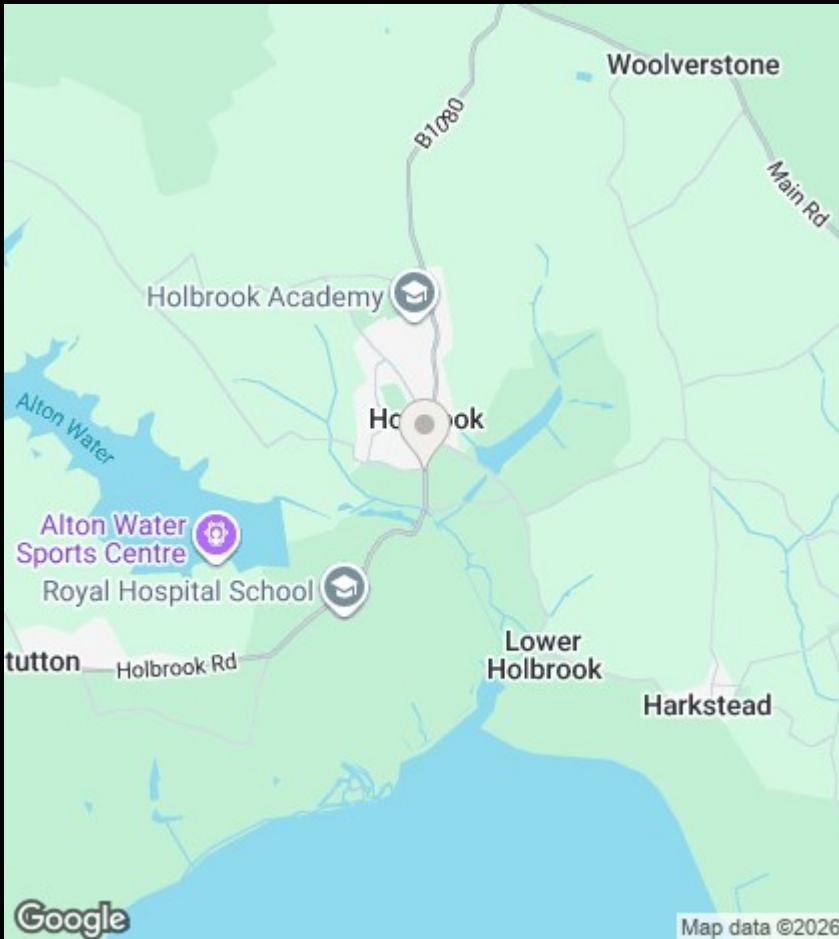
Window to front, built-in wardrobe, radiator,

Ensuite

Fitted with double shower cubicle, his & her sinks with marble worktop, WC, tiled walls and floor, window to side, built-in storage cupboard.

Outside

The property occupies a corner plot with generous garden, laid to lawn and patio. There is a gravel drive that provides off road parking. There is also timber shed and has mature hedging and far reaching views over the countryside.



Viewings

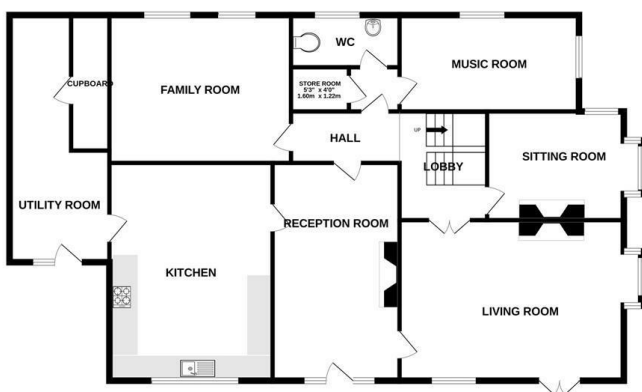
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

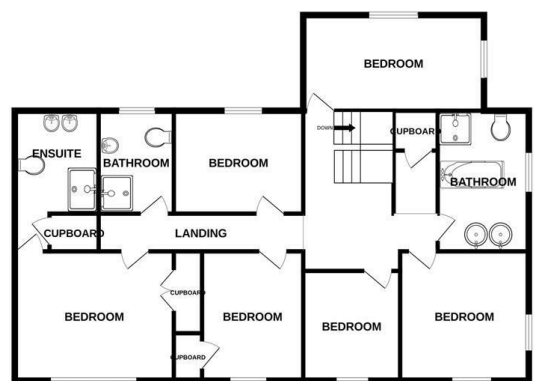
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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