

2 Compasses Inn, Ipswich Road, Holbrook, Ipswich, IP9 2QR

£425,000 FREEHOLD

DIAMOND MILLS
Established 1908

Situated in a peaceful Suffolk village, the last remaining town house on this bespoke development of three properties of a former Suffolk pub, the Compasses Inn.

A charming and deceptively spacious home in an attractive village setting

Situated in the popular village of Holbrook, 2 Compasses Inn is an appealing and characterful home offering versatile accommodation arranged over three levels, including a basement. Extending to approximately 1,484 sq ft (138 sq m), the property provides three bedrooms, a separate study, generous reception space and a particularly useful range of ground-floor facilities.

The accommodation is complemented by an attractive entrance porch, a welcoming living room, a separate family/dining room and a well-proportioned kitchen, together with a utility room and ground-floor bathroom. Upstairs, the property offers three bedrooms, a further bathroom and a study/home office, making it ideally suited to modern family living or those requiring additional working space.

Outside, the property enjoys an enclosed garden and a substantial patio area, providing excellent space for outdoor dining, entertaining and relaxation. The surrounding countryside and nearby waterways further enhance the appeal of this attractive village location.

Holbrook is a highly regarded Suffolk village, offering a range of local amenities and an appealing rural atmosphere, whilst providing access to the surrounding countryside and the Shotley Peninsula.

<u>Key features:</u>

Characterful home in the popular village of Holbrook

Approximately 1,484 sq ft (138 sq m) of accommodation

Three bedrooms and a separate study/home office

Spacious living room and separate family/dining room

Well-proportioned kitchen and separate utility room

Two bathrooms, including an en-suite

Useful basement room

Entrance porch and screened porch

Enclosed garden and substantial paved patio

Attractive village setting close to the surrounding Suffolk countryside

Accommodation

Ground Floor:

An attractive entrance area providing a welcoming approach to the property.

Screened Porch – 5'3" x 4'11" (1.60m x 1.49m)

An additional sheltered entrance space leading through to the main accommodation.

Living Room – 21'4" x 16'11" (6.51m x 5.16m)

A particularly spacious reception room offering plenty of room for a variety of furniture arrangements, creating an ideal space for relaxing and entertaining. The room also features a fireplace.

Family/Dining Room – 10'9" x 11'7" (3.29m x 3.53m)

A separate reception space, ideal for formal dining or use as a family room, conveniently positioned alongside the kitchen.

Kitchen – 14'11" x 12'3" (4.56m x 3.73m)

A well-proportioned kitchen with space for fitted units and appliances, providing a practical and sociable area for everyday cooking.

Utility Room – 11'3" x 6'5" (3.44m x 1.96m)

A useful separate utility area providing additional space for laundry and household appliances.

Bathroom – 6'7" x 6'5" (2.01m x 1.96m)

Fitted with a shower area and wash basin.

First Floor

Landing – 9'6" x 16'1" (2.90m x 4.90m)

A generous central landing providing access to the bedrooms, study and bathroom.

Primary Bedroom – 9'8" x 12'1" (2.94m x 3.68m)

A comfortable principal bedroom with the benefit of an adjoining en-suite shower room.

En-suite Shower Room

An adjoining shower room serving the primary bedroom.

Bedroom Two – 10'9" x 11'3" (3.27m x 3.43m)

A well-proportioned double bedroom.

Bedroom Three – 10'9" x 11'7" (3.29m x 3.53m)

A further bedroom offering flexibility for family members or guests.

Study/Office – 8'10" x 11'7" (2.69m x 3.53m)

A particularly useful additional room, ideal as a home office, study or hobby room.

Bathroom – 5'6" x 8'7" (1.69m x 2.61m)

A further bathroom serving the first-floor accommodation.

Basement

Basement Room – 9'6" x 11'3" (3.33m x 3.43m)

A useful additional space offering potential for storage or other household purposes.

Outside

The property benefits from an attractive enclosed garden, together with a generous paved patio area measuring approximately 16'6" x 27'10" (5.03m x 8.47m). The garden provides an excellent setting for outdoor entertaining, al fresco dining or simply enjoying the surroundings.

There is also a further garden area measuring approximately 16'5" x 37'7" (5.02m x 11.47m), offering additional outdoor space.

Total accommodation: approximately 1,484 sq ft (138 sq m).

ENERGY PERFORMANCE CERTIFICATE
To be confirmed.

COUNCIL TAX BAND
To be confirmed.







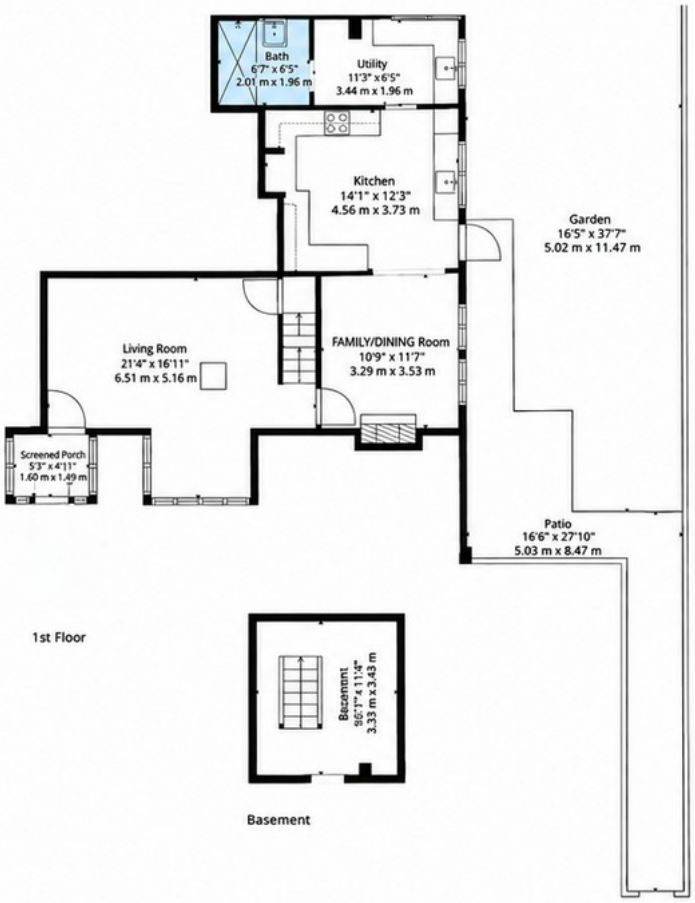


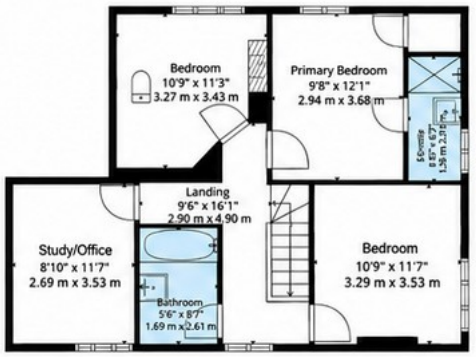
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TOTAL: 1,484 sq. ft, 138 m2

Basement: 0 sq. ft, 0 m2, 1st floor: 0 sq, ft, 0 m2, 2nd floor: 175 sq. ft, 21 m2,
EXCLUDED AREAS: BASEMENT: 126 sq. ft, 12 m2, FAMILY/DINING ROOM: 135 sq. ft, 13 m2, KITCHEN: 182 sq. ft, 17 m2,
UTILITY: 75 sq. ft, 7 m2, HALF BATH: 44 sq. ft, 4 m2, PATIO: 274 sq. ft, 25 m2,
PORCH: 33 sq. ft, 3 m2, SCREENED PORCH: 28 sq. ft, 3 m2, LIVING ROOM: 289 sq. ft, 27 m2,
FIREPLACE: 6 sq. ft, 1 m2, BEDROOM: 355 sq. ft, 33 m2, LANDING: 107 sq. ft, 10 m2,
FULL BATH: 47 sq. ft, 4 m2, WALLS: 165 sq. ft, 15 m2

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