

An extremely light three bedroom detached house, that now requires some updating, with large south facing rear garden that backs onto open agricultural land in the well regarded village of Crowfield.



Guide Price

£325,000

Freehold

Ref: P7859/J

Address

Holly Hedge House
Debenham Road
Crowfield
Suffolk
IP6 9TD



Entrance porch, entrance hall, kitchen/dining room, 17' sitting room, study/playroom and cloakroom. Landing, three bedrooms and bathroom. Driveway and attached single garage. Large south facing rear garden.

No forward chain

Contact Us



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www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

Holly Hedge House forms part of the well regarded and accessible village of Crowfield. Crowfield is a rural yet convenient village located approximately 9 miles north of the county town of Ipswich. The nearby village of Coddenham offers a village shop, Country Club, and community centre for sports and leisure. The large village of Debenham is approximately 4 miles from the village and this has schooling and day-to-day shops, including a small Co-op, a doctor's surgery and two public houses. The county town of Ipswich offers direct rail services to London Liverpool Street, along with further national shops and services.

Description

Believed to originally date from the 1970s, Holly Hedge House is an extremely light three bedroom detached property, that we understand was extended to the side approximately 25 years ago.

In all, the accommodation extends to approximately 1,130 sq. ft (105 sqm) and comprises an entrance porch and entrance hall, open plan kitchen and dining room, that makes the most of the wonderful views to the rear, a 17' sitting room with fitted woodburning stove, a study/playroom and cloakroom. On the first floor there are three bedrooms, all of which benefit from fitted wardrobe cupboards, together with the family bathroom. Attached to the side of the house is the single garage to the front of which is a tarmac parking and turning area.

A key selling feature of Holly Hedge House is the large south facing rear garden, that enjoys the sun throughout the day and offers wonderful views across the adjoining farmland. Given the size of the garden there is scope/potential to extend Holly Hedge House at the rear, subject to the necessary consents.

Whilst the accommodation is perfectly serviceable, and benefits from an oil-fired boiler, UPVC double glazing throughout and low maintenance UPVC fascias and soffits, Holly Hedge House does provide tremendous scope for an incoming purchaser to update and improve the property to their specific style and taste.



Structural Survey

The vendor has commissioned a structural survey by GC Robertson of Wickham Market to investigate the cracking around the lintels above some of the window and door openings. The report concludes that there has been some rotational movement of the concrete lintels above the window and doorframes, which likely occurred when the previous metal frame windows and doors were replaced with the UPVC alternatives and recommends a relatively straightforward remedial repair. A copy of GC Robertson's report is available to interested parties on request.



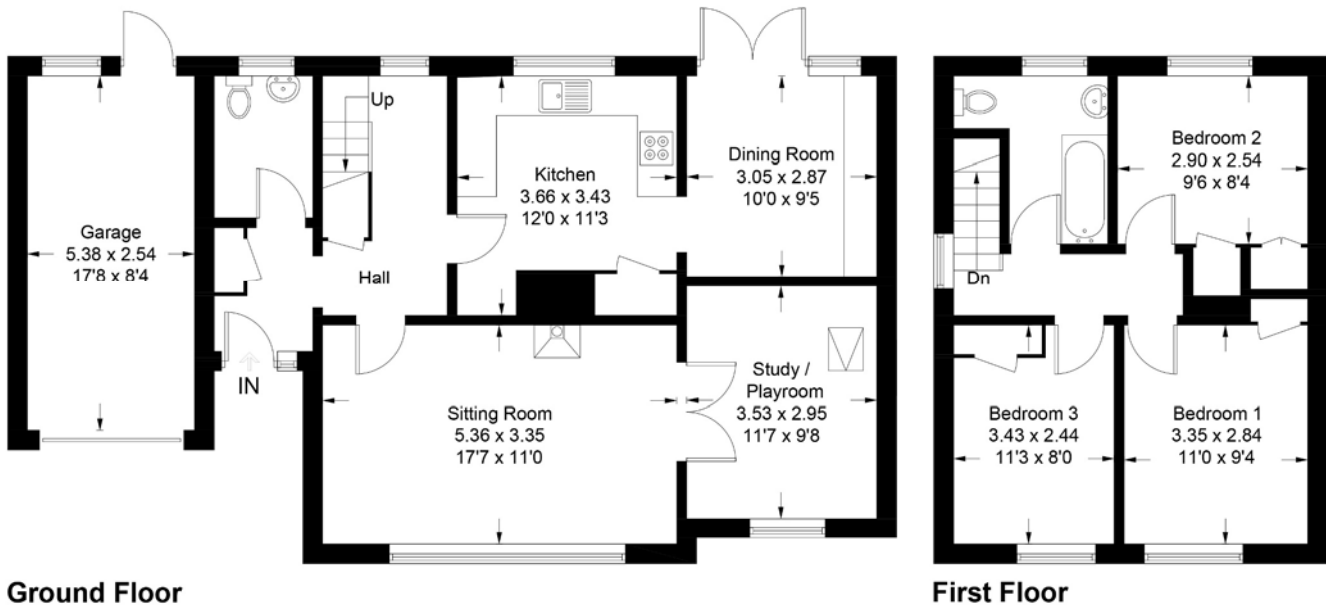






Holly Hedge House, Crowfield

Approximate Gross Internal Area = 105.1 sq m / 1131 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 119.1 sq m / 1282 sq ft



Ground Floor

First Floor

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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil-fired boiler serving the central heating and hot water systems.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band D; £2,234.32 payable per annum 2026/2027

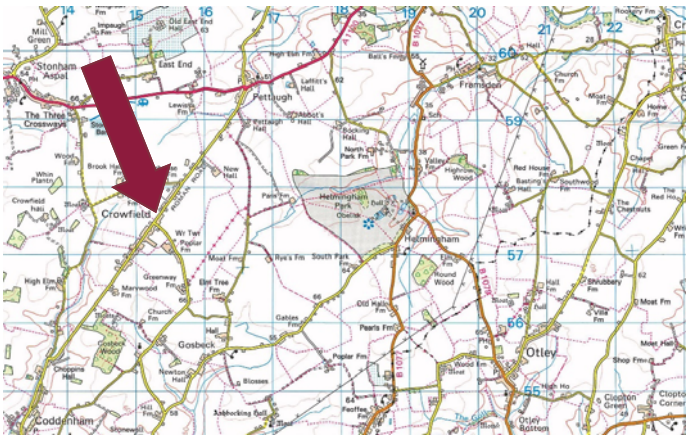
Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

April 2026



Directions

Entering Crowfield from the direction of Pettaugh, travelling in a south-westerly direction on the Debenham Road, proceed into the centre of the village where the property will be found on the left hand side a short distance before the T-junction with Ipswich Road.

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