



The Street, Holbrook
£400,000

Property Overview

A beautifully renovated three-bedroom cottage, dating from the early 1800s and originally built as part of a girls' school, combining a wealth of period character with stylish and thoughtfully considered modern improvements. The property has been finished to a particularly high standard throughout, retaining many of its original features while providing a comfortable and versatile home.

The welcoming entrance hall is generous in size and filled with natural light, with built-in storage providing an excellent boot room area. To the front is a formal sitting room featuring a log burner, while the impressive re-fitted kitchen/dining room forms the heart of the home, with a range of Shaker-style units, stone work surfaces and a breakfast bar.

Opening from the kitchen is a further reception room, currently arranged as a snug but equally suited to use as a playroom, home office or additional living space. A contemporary ground-floor shower room completes the accommodation.

On the first floor are three well-proportioned bedrooms, with the generous main bedroom benefitting from built-in wardrobes. The remaining bedrooms offer useful flexibility for family, guests or home working, while the re-fitted family bathroom provides a modern and stylish finish.

Outside, the enclosed rear garden provides a private and manageable space, with a separate garden office offering an ideal dedicated area for working from home. The property also benefits from a single garage and former coal store, providing useful storage.

To the front is a particularly attractive garden, currently landscaped for its visual appeal but offering the potential to create off-road parking for up to two vehicles if required.





- THREE BEDROOM SEMI DETACHED COTTAGE
- OUTBUILDING - CURRENTLY USED AS AN OFFICE
- STUNNING KITCHEN DINING ROOM
- FORMAL LIVING ROOM WITH LOG BURNER
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- CHARACTER FEATURES THROUGHOUT
- ENCLOSED REAR GARDEN
- SINGLE GARAGE
- SOLAR PANELS INSTALLED
- VIEWING ADVISED



Property Setting:
Holbrook is a sought-after village situated on the Shotley Peninsula, occupying an attractive position between the Rivers Stour and Orwell. The village offers a good range of everyday amenities, including a convenience store, post office and doctor's surgery, together with a well-regarded primary school and secondary school. The independent Royal Hospital School is also located nearby.

The surrounding area provides a wealth of opportunities for leisure and recreation, with sailing and watersports available at Alton Water and on the Rivers Stour and Orwell, alongside a network of attractive countryside walks and cycling routes. Further shopping, dining and leisure facilities can be found in Ipswich and Manningtree, with Ipswich town centre approximately seven miles away.

For commuters, Manningtree mainline station is approximately 7.5 miles from the village and provides regular services to London Liverpool Street, with journey times of around one hour. The A12 and A14 are also within easy reach, providing convenient road connections towards Colchester, Cambridge and the wider Suffolk coast.

Agents notes:
Tenure - Freehold / Council tax - Band C
Services - Mains Electric/Water/Drainage
Heating - Electric underfloor heating
Mobile Availability - EE - 80% / Vodafone - 79% / Three - 78% / o2 - 73% (via Ofcom)
Broadband Availability - Superfast is available (via Ofcom)



Floor Plan



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph

