

Lower Holbrook, Suffolk

Guide Price £1,000,000 - £1,100,000



Property Overview:

Set against the timeless beauty of a medieval green, in the very heart of the Suffolk Coast & Heaths National Landscape, this exceptional unlisted converted barn occupies a private plot approaching half an acre, moments from the tranquil waters of the River Stour and Holbrook Creek. A home of immense charm, substance and distinction, it offers an increasingly rare opportunity to acquire a landmark residence in an idyllic and deeply atmospheric setting.

Approached with an immediate sense of arrival, the property unfolds into a home of remarkable scale and versatility, where character features, generous proportions and an unmistakable sense of warmth combine to create a truly captivating living environment. Perfectly suited to family life, multigenerational occupation, home working or those simply seeking a refined country retreat, the accommodation has been designed to adapt beautifully to a variety of lifestyles.

At the heart of the home lies a magnificent, vaulted family room, a breathtaking space rich in drama and character, enhanced by a vaulted ceiling and mezzanine floor, an impressive fireplace housing a wood burner, and patio doors that draw the outside in, opening onto a charming courtyard garden with covered pergola. Equally inviting, the sitting room provides a more intimate ambience, centred around a gas real flame fire, while the kitchen/breakfast room, dining room and office/study offer a wonderful balance of practicality and elegance for both everyday living and entertaining.

In all, the accommodation comprises an entrance hall, cloakroom, eight bedrooms, two of which enjoy en-suite facilities, together with a family bathroom, utility/plant room and a series of beautifully proportioned reception spaces. The overall sense is one of flexibility and freedom, a home that can effortlessly evolve with the needs of its next custodian.

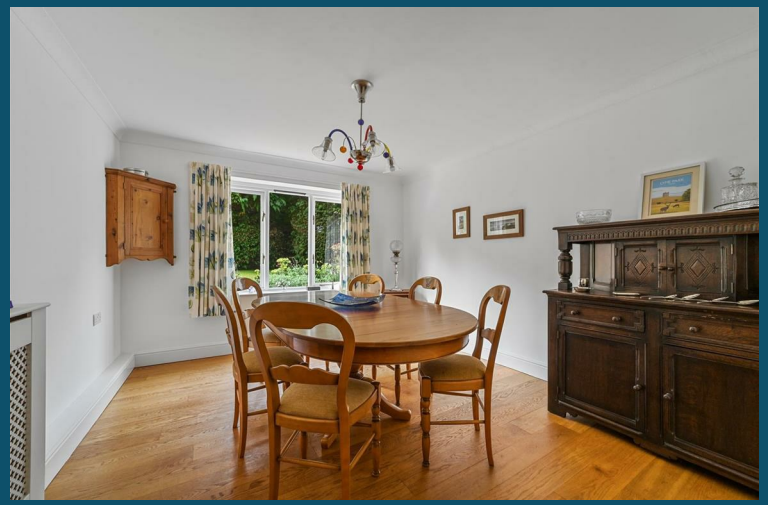
Outside, the grounds are every bit as enchanting as the interior. Enjoying desirable south and west-facing aspects, the gardens have been thoughtfully arranged to provide a series of beautifully varied outdoor spaces, from the secluded courtyard garden ideal for long summer lunches and evening gatherings, to expanses of lawn and a productive vegetable garden that enhance the home's sense of country living and self-contained tranquillity. A generous driveway provides parking for numerous vehicles, complemented by a detached garage.

Combining the romance and authenticity of a historic barn conversion with the comfort, scale and adaptability demanded by modern life, this is a home that stirs the imagination as much as it serves practical needs. With the potential to be offered with no onward chain, it represents an extraordinary opportunity to embrace a lifestyle defined by space, setting and understated luxury.















Property Setting:

The property is located on the Shotley Peninsula in a beautiful rural setting in the desirable hamlet of Lower Holbrook within the Suffolk Coast & heaths AONB, just moments from the River Stour. The nearby village of Holbrook provides a number of everyday amenities, including a convenience store, a post office, and a doctor's surgery.

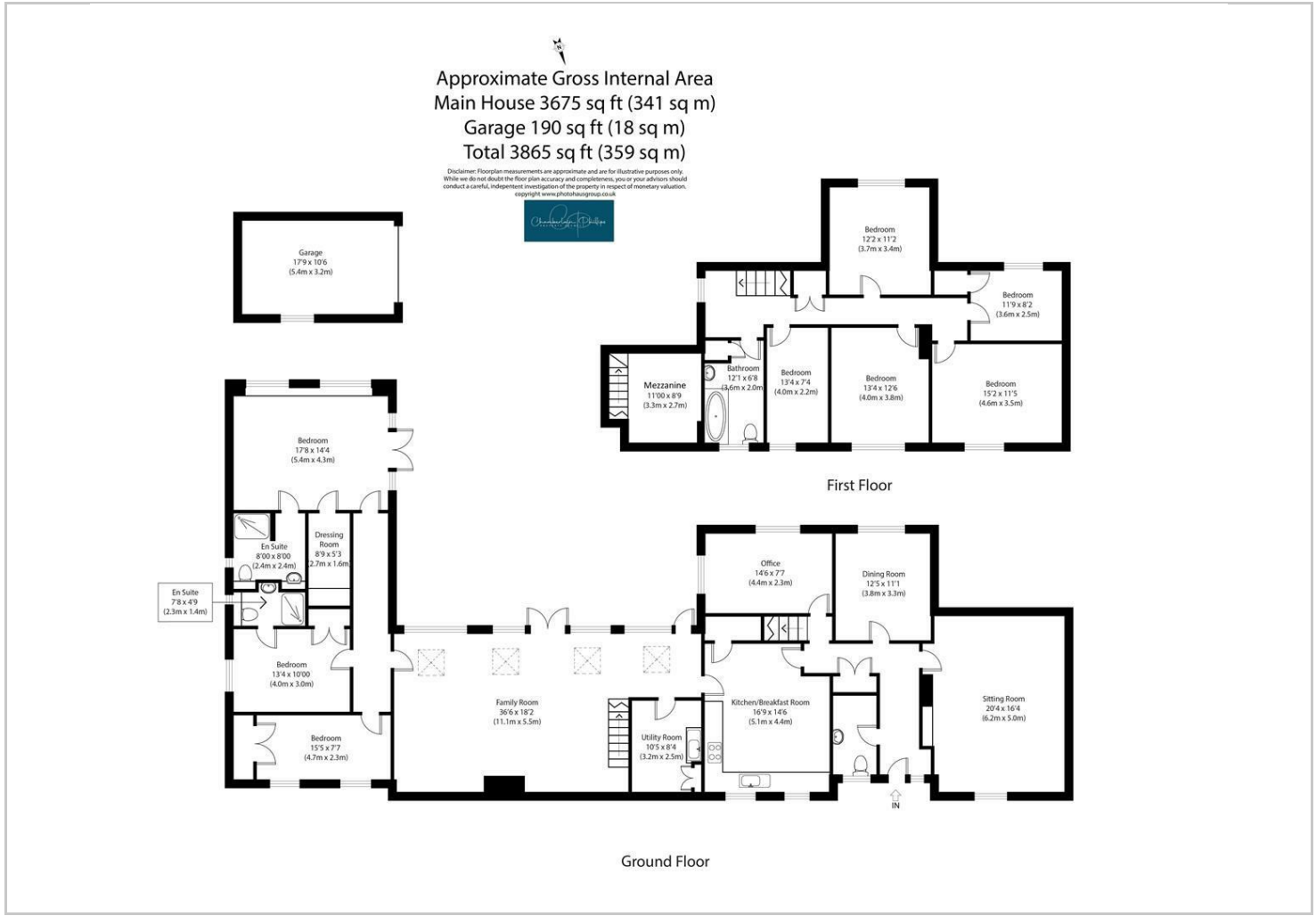
There is excellent schooling in the area, including a primary school, a secondary school and the independent Royal Hospital School. Further shopping, leisure and cultural facilities, as well as large supermarkets, can be found in Manningtree or Ipswich town centre about 7 miles away. The Manningtree mainline station only 7.5 miles away offers regular services to London Liverpool Street taking approximately 1 hour. The A12 and the A14 are both within easy reach, providing access to Colchester, Cambridge and the Suffolk Coast. Leisure facilities in the area include sailing at Alton Water and on the Rivers Stour and Orwell.

Holbrook 1.4 miles, A14 6.2 miles, Ipswich town centre 6.9 miles, A12 7.4 miles, Manningtree station 7.5 miles (Approx. 1 hour to London Liverpool Street)

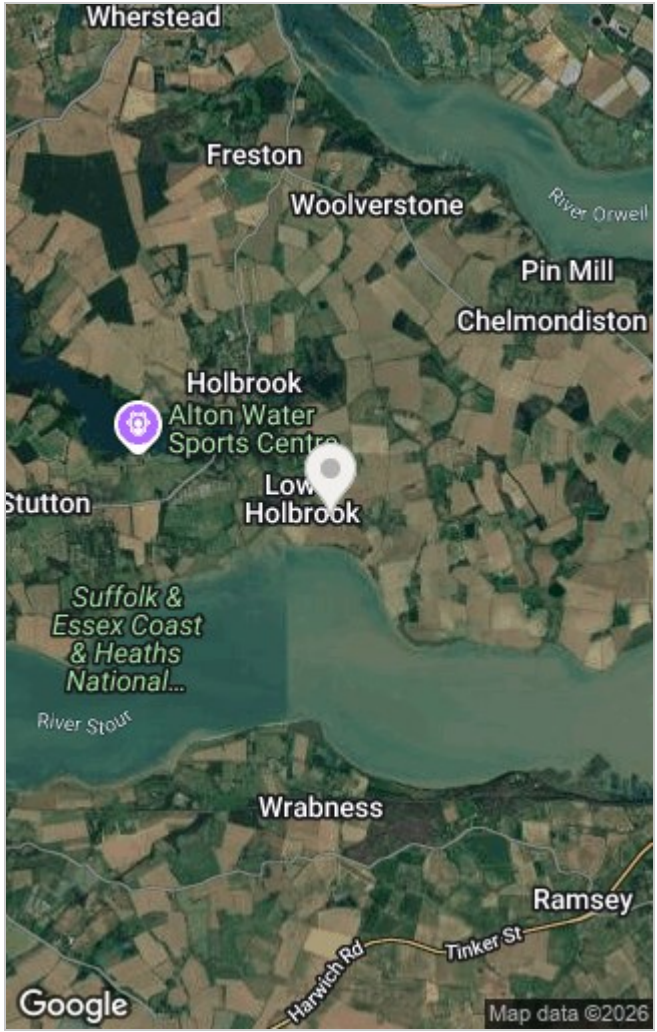




Floor Plans



Location Map

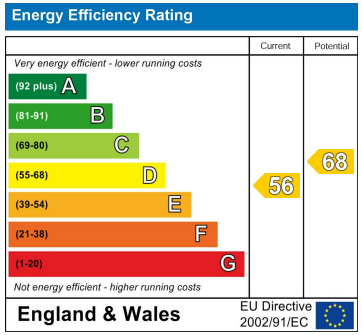


Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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



Agents notes:

Tenure - Freehold
Council tax - Band G
Services - Oil/Electric/Water/Drainage
Heating - Radiators via oil boiler
Mobile - O2 available & EE, Three and Vodafone are likely
Broadband - Ultrafast is available