

Holly House, Brook Street, Yoxford, Suffolk, IP17 3EX

MUSKER McINTYRE
ESTATE AGENTS



A fantastic opportunity to own this elegant and very spacious, detached four bedroom period house in this pretty Suffolk village. Situated in such a prominent position this property could open up so many possibilities for a buyer to earn an additional income from lettings or airbnb or just as a large family home.

Accommodation comprises briefly:

- Wonderful Drawing room with high ceilings and fireplace
- Kitchen/breakfast room with a range cooker
- Scullery, laundry room and cellar
- Second reception room/playroom
- Ground floor bathroom
- Four generous double bedrooms
- En-suite to master and further shower room
- Many period feature - gas lamp, door bell pull, deep sash windows and shutters, stipped pine doors and floors an elegant Georgian central staircase
- Gas central heating
- Plenty of parking to the rear of the property
- Attractive rear garden



The Property

Entering the door to the front of the property takes you into the elegant central hallway with its Georgian staircase and high ceilings and traditional door bell pull. Stripped pine period doors to either side which are found throughout the property, lead into the elegant drawing room at the front of the house with a deep sash window and an attractive fireplace with an original gas lamp and high ceiling. To the left of the hall is the kitchen, fitted with a good range of cupboards and a multi-fuel range cooker. Beyond the kitchen is the original scullery with its cast-iron range, larder cupboard and access to the cellar. To the rear of the drawing room is another reception room currently used as a play room, with a feature brick fireplace with further access to a laundry room, this is where the gas central heating boiler is housed. There is also a ground floor bathroom and a separate w.c.

An elegant Georgian staircase leads to the first floor landing which boasts four generous double bedrooms and the master has an attractive cast-iron fireplace, plenty of built-in wardrobes and a large en-suite shower room. All room offer plenty of storage. There is also a family shower room.









Gardens

To the front of this wonderful property are lawns edged with shrubs and hedging, a shared access road beside the house leads to the private shingled parking area to the rear of the garden which provides space for several vehicles. A garden gate opens into an attractive good sized private rear garden, mainly lawned with mature trees and shrubs. A paved pathway and patios provide areas to sit and enjoy the garden. There is an attached store with power connected.

Location

The property is located in the centre of the village of Yoxford which is very popular and is served by shops, public houses and restaurants with a railway station in Darsham close-by with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minute drive away.





Fixtures & Fittings
All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services
Gas fired central heating. Mains water, electricity, drainage.

EPC: E

Local Authority
East Suffolk Council
Tax Band: B
Postcode: IP17 3EX

Agents Note
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure
Vacant possession of the freehold will be given on completion.

Offers over: £500,000



To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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HALESWORTH OFFICE
15A Thoroughfare
Halesworth
Suffolk
IP19 8AH
Tel. 01986 888205
halesworth@muskermcintyre.co.uk