



Holbrook Hall
Station Road | Alburgh | Norfolk | IP20 0BT

FLEXIBLE CHARACTER HOME



This lovely mid-18th century Grade II listed detached house is set within a secluded plot, surrounded by picturesque countryside views.

The property boasts five sizeable bedrooms, an abundance of character features and a newly renovated kitchen.

What's more, it is already set up for multigenerational living.

The property is set within a generous 0.7-acre plot and is within a short drive of the vibrant market towns of Harleston and Bungay, which ensures this exceptional property merits a top spot on your list to view.



KEY FEATURES

- A Beautiful Grade II Listed Property in the Village of Alburgh
- Possible Use for Multi-Generational Living
- Five Bedrooms
- Two Shower Rooms (One En-Suite) and an En-Suite WC
- Fully Renovated Kitchen and Separate Utility
- Four Reception Rooms and a Study
- An Abundance of Character Features
- Approximately 0.7 of an acre (stms) of Wonderful Gardens
- Exceptional Views of the Surrounding Countryside
- A Large Double Garage and Parking for Multiple Cars
- The Accommodation extends to 2,487sq.ft
- EPC Exempt

Countryside living offers an idyllic escape from the fast tempo of urban life, where the rhythm gracefully shifts and takes you along with it. It was precisely this transformation in lifestyle that attracted the current owner of this wonderful home. He explains "I fell in love with everything about this home; the tranquillity, the position, the visiting wildlife in the garden and the welcoming local community who have made me feel at home."

Living Flexibility

The property's arrangement greatly appealed to the current owner, as it provided the flexibility to create two distinct living spaces. This enabled him to accommodate his mother while still preserving their respective independence and privacy. The current owner has completed a significant amount of work to the house, including rewiring, extensive work in the kitchen and utility room, and the installation of new integrated kitchen appliances. The rooms on the ground floor offer a wide variety of options for repurposing and provide plenty of flexibility to alter the rooms' functions to meet your needs. Many of the rooms in this lovely home feature exposed beams, which provide a charming nod to the past as well as creating plenty of personality to the rooms they embellish. The large sitting room, which is adorned with exposed ceiling and wall timbers, is one such room. But don't think these traversing beams make the rooms oppressive and dark. All rooms are brightly decorated with Farrow and Ball heritage colours and are awash with plenty of natural light. A multi-fuel burner has been fitted in the sitting room and provides an attractive and welcoming focal feature. The sitting room is informally divided into two sections by the original studwork, intentionally left open to establish a casual divide. This allows the room to enjoy a feeling of openness while enabling the creation of distinct functional areas. The current owner utilises one of these sections as a music room, which enjoys direct access to the delightful garden.





KEY FEATURES

The character features continue in the gorgeous dining room, which is generously proportioned with plenty of space for a large dining table. This pretty room makes the perfect setting for memorable meals with loved ones, and a wood burner nestled in the fireplace creates a cosy feature on those colder days. The newly installed kitchen has been thoughtfully designed. A variety of traditional wood painted cabinets with moon pull handles have been installed in this spacious, light-filled room. The contrast between the white quartz worktops and the arresting blue shade of the units is striking. To preserve the kitchen's seamless aesthetic, a John Lewis fridge, dishwasher, washer/dryer, and waste bins have been integrated into the range of cabinetry. The kitchen also features a chrome Bertazzoni induction oven.

The Annexe

The front portion of the home, which the current owner refers to as 'the annexe', consists of two spacious bedrooms, a generous shower room, a substantial utility room, (currently used as a kitchen), a well-proportioned study with doors to the garden, and a garden room.

In terms of decoration, this area of the property is more contemporary, yet still harmonises well with the rest of the house. If a multigenerational living arrangement is required, this home offers the ideal solution, with plenty of room to live independently.

Explore Upstairs

A lovely oak staircase, another distinctive feature of this attractive period home, leads to the first floor. On this floor, there are three double bedrooms, all of which are bright and welcoming and have lovely views of the gardens and surrounding countryside. The master bedroom, which is also the largest, has a convenient ensuite WC. There is also a family shower room on this level of the property.

The Outside

The property has a wonderful rural setting along a quiet lane with farmland on all sides. The house has a spacious, gravelled front with parking for up to twelve cars, as well as access to the detached double garage, and is set back far into its sizeable plot. The garage has also been future-proofed by the current owner, who added an electric car charger for hybrid and electric vehicles. Passionate gardeners will adore the sunny back garden and there's plenty of space here to make your mark. There is a large patio area for enjoying restful afternoons in a lounge or al fresco meals on a warm evening. The back and sides of the garden are enclosed by a thick hedgerow, ensuring the space is private and screened. The garden is laid predominantly to lawn with an interspersing of mature trees and shrubs.





























INFORMATION



On The Doorstep

Alburgh is located in the Waveney Valley in South Norfolk, between the towns of Bungay (6 miles) and Harleston (4 miles). The busy market town of Diss can be found 13 miles away from Alburgh and provides direct train services into London Liverpool Street in only 90 minutes. It's the perfect balance of seclusion and accessibility. Alburgh benefits from a well-equipped village hall, which regularly hosts bar nights and fund raisers, an historic church, a nursery, and primary school as well as a playing field with play equipment for the younger members of the village. There is a well-regarded pub and restaurant in the village, which also serves as a tearoom.

How Far Is It To

The beautiful vibrant cathedral city of Norwich is approximately 16 miles to the north on the A140. Norwich has two shopping centres to include Chantry Place and Castle Quarter, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport.

Directions

Head east on the A1066 from Diss towards the Scole Round about. Take the third exit south on to the A140. Take the first exit on the following roundabout east on to the A143. Follow until you see the Dove Inn at Alburgh on your left. Take the following left and follow the road up the hill. The house is on your right as the hill levels out.

What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [smirks.skillet.purple](#)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Water Treatment Plant
South Norfolk District Council – Council Tax Band F
Freehold



Total area: approx. 231.1 sq. metres (2487.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using Planific.

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