



*Holbrook Hall, Station Road,
Alburgh, Nr Harleston, Norfolk.*



**MUSKER
MCINTYRE**
ESTATE AGENTS



Situated in an idyllic rural location with beautiful far reaching farmland views to the front and rear this Grade II listed family home dates back to the 1750's and contains many fine period features including inglenook fireplaces and exposed beams but with the advantage of later modern extensions including a guest wing which would make ideal annexe accommodation. The property sits on a plot extending to approximately 0.7 acres (stms) and has an extensive parking area to the front, double garage and delightful gardens. The property is offered with no onward chain.

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Music Room
- Dining Room
- Kitchen
- Utility room
- Breakfast Room
- Garden Room
- Bedroom with en-suite shower room
- Study/Bedroom 5
- First Floor Landing
- Master Bedroom with En-suite WC
- Two Further Bedrooms
- Shower Room

Outside

- Double Garage with electric car charging point
- Ample Off-road Parking for several vehicles
- Attractive Established Gardens
- Total Plot Extending to approximately 0.7 acres (stms)
- Stunning Rural Views



The Property

The front door opens into the entrance hall which is heavily timbered with stairs rising to the first floor and original coffin hatch. Doors lead off from the hall to the principal reception rooms with the sitting/music room to the right hand side. This triple aspect room is full of character with wall and ceiling timbers and attractive brick fireplace housing a multi-fuel stove and offers lovely views over the gardens with a door leading out to the side. The double aspect dining room again is full of character with a fire-place housing a wood burning stove and plenty of entertaining space. Walking into the contemporary style kitchen, which has been re-fitted by the current owner, is a complete contrast with its sleek modern range of units with integrated appliances, granite work surfaces and central island. The modern 'range style' cooker is included in the sale. The kitchen leads off to the breakfast room which has lovely views over the garden and this in turn leads into the utility with a range of base units with granite work tops which match the kitchen and again with integrated appliances. Walking back into the breakfast room a door takes you into the garden room again with beautiful views over the garden. This part of the house would make an ideal annexe with the bedroom with en-suite and a further room which could be another bedroom or study.

Stairs rise from the entrance hall to the first floor landing with doors to all bedrooms and the shower room. At one end you will find the master bedroom complete with en-suite WC, painted wooden floorboards and stunning far reaching countryside views to the front and rear. There are two further double bedrooms, both again with rural views and the re-fitted shower room comprising a fully tiled shower cubicle, WC and wash basin.







Outside

The property is approached over a gravel driveway and leads to the detached double garage with power and light connected as well as an electric car charging point. There is plenty of parking in front of the property. Surrounded by open farmland, the attractive gardens offer a good degree of privacy and are mainly laid to lawn with a paved seating area, established beds stocked with a variety of seasonal plants and shrubs, as well as several fruit trees including apple, pear and medlar. Outbuildings include a timber garden shed with external power supply and wood store.

Location

The property is located on the edge of the pretty South Norfolk village of Alburgh, conveniently positioned between the bustling market towns of Bungay and Harleston and further benefitting from the highly regarded Alburgh with Denton Primary School. Harleston and Bungay both offer a good range of amenities and schooling for all ages and town of Diss, just a 20 minute drive away, boasts a direct train line to London Liverpool Street. The cathedral city of Norwich is approximately 19 miles away with Southwold on the coast approximately 21 miles away to the East.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded in the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil Fired Central Heating
Mains water and electricity are connected
Private Drainage via a digester system
EPC: Exempt due to listing

Local Authority

South Norfolk District Council
Tax Band: F
Postcode: IP20 0BT

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

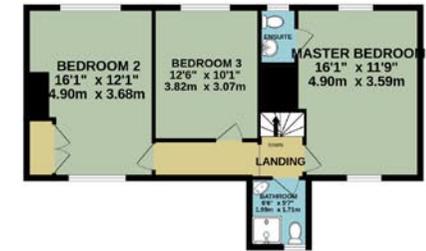
Vacant possession of the freehold will be given on completion.

Offers in excess of: £650,000

GROUND FLOOR
1755 sq.ft. (163.1 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 2372 sq.ft. (220.3 sq.m.) approx.

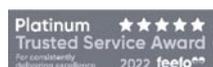
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bungay 01986 888160
Diss 01379 644822
Loddon 01508 521110
Halesworth 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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