Mill House  Holbrook, Nr Ipswich, Suffolk
An historic Grade II listed former mill house in an edge of village setting, overlooking delightful gardens, which run down to a picturesque brook.

Guide Price: £895,000

The Property
Mill House, listed Grade II and understood to date from the 18th century and stands attached to the Holbrook Mill, a former water mill which has now been converted to a private residence. Mill House focuses out across its delightful gardens and grounds through, which the mill stream runs as it reconnects through to the brook from which Holbrook takes its name. There is access from the grounds onto a neighbouring footpath which leads down to the creek and provides access to the foreshore.

The house itself, which benefits from an oil fired central heating system, features accommodation on three floors which in all extends to some 3,200 sq ft and which includes an impressive central reception hall with a fine staircase, formal front door, together with a rear door opening onto the rear terrace garden. There are three principle reception rooms with both the dining room and sitting room linking into the kitchen which includes a four oven AGA, granite work surfaces and numerous drawer and cupboard units. There is a separate utility room with a water softener, together with a rear hall cloak hanging area and separate WC. There are three bedrooms and a family bathroom on the first floor including the spacious master bedroom with its high ceilings of shuttered sash windows, which also has en suite bathroom and large walk in wardrobe. The staircase continues to a second floor landing and three further independently accessed bedrooms and third bathroom. Interconnecting off bedroom six is a seventh bedroom/playroom.

The latter two rooms have access to an independent second staircase, which returns directly to the ground floor, with separate external access into the garden and return door into the drawing room.

Gardens and Grounds
Mill House overlooks delightful formal gardens and meadow grounds which sweep away from the property down towards the brook, which borders the meadow. The picturesque mill stream runs through the middle and is overhung by a variety of willow trees and includes its own small sluice enabling water levels to be controlled. The gardens are sheltered and enclosed by mature hedgerows and trees, and include well-kept lawns and colourful well stocked borders. An area of meadow is inter planted with a variety of maturing trees and becomes a wild flower meadow during the summer months with mown rides creating appealing walkways. Immediately to the rear of the house is an attractive pergola adored with productive grapevine and climbing roses, which links across to a multipurpose wooden studio/at home office. There is also a substantial timber potting shed and both pedestrian and five bar gate access onto a wide area of driveway fronting onto which is a double cart lodge.

In all the property extends to about 2¼ acres.

Features
- Set on the edge of a sought after village with an active community
- Easily accessible to Ipswich and Manningtree stations with regular mainline services to London’s Liverpool Street station
- Easily accessible to the east coast estuaries, as well as Alton Water Reservoir for water sport activities
- Primary and high schools, together with the Royal Hospital School within the village
- Well-presented and well laid out accommodation extending on 3 floors to 2,300 sq ft
- Entrance hall, 3 reception rooms, AGA kitchen and service rooms, 6/7 bedrooms in all, 3 bathrooms
- Multipurpose studio/at-home office
- Double cart lodge and potting shed
- Delightful gardens and grounds with mill stream running through to the brook, which borders the property
- In all about 2½ acres (STS)

Location
Mill House stand on the edge of the popular and thriving village of Holbrook, one of the most sought after in south Suffolk. There is an active community and a good range of local amenities, including a newly refurbished village stores, a separate post office, modern doctors’ surgery and local pub, together with a new sports centre. In addition to a primary and a high school, Holbrook is home to the Greenwich Trust’s Royal Hospital School, whilst Ipswich Girls High School is situated in the nearby village of Woolverstone. The Stour and Orwell estuaries, with marinas at Shotley and Woolverstone, together with the nearby Alton Water Reservoir, provide a wide variety of water sport opportunities and the county town of Ipswich is just 4 miles to the north offering a full range of shopping, commercial and recreational facilities. The region’s main road (A14 and A12) network is easily accessible and links to the east coast ports, as well as Cambridge, The Midlands and London’s M25 and
Main line rail services run regularly from Ipswich and Manningtree (6 miles and 4 miles) to London’s Liverpool Street Station in about 70 and 60 minutes respectively.

* Ipswich - 4 miles  
* Manningtree – 6 miles  
  (London’s Liverpool Street Station 65 and 55 minutes approx respectively)

**A14 – 3 miles**

**Directions (Post code IP9 2QN)**

From Ipswich travel in a southerly direction on the B1456 signed to Shotley. Pass under the Orwell Bridge and along the river bank, climb the hill and proceed through Preston. Turn right where signed to Holbrook, continue into the village, proceed beyond The Compasses public house and continue down the hill towards the edge of the village where Holbrook Mill and Mill House will be found on the left hand side, with the entrance to the driveway immediately beyond Mill House. If you reach the sharp right hand bend, you have gone too far.

**Property Information**

**Services**

Mains electricity and water are connected to the property. Private drainage system.

**Fixtures and fittings**

Items regarded as fixtures and fittings, including carpets and curtains, are initially excluded from the sale, although certain items may be available by separate negotiation.

**Agents Note**

There is a right of way over the driveway of Mill House in favour of a pair of neighbouring cottages.

**Viewing**

By appointment with Jackson-Stops & Staff. Tel. 01473 218218.

**Tenure**

Freehold and vacant possession upon completion.

**Important Notice:**

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to or consent to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.