

SUMMERS WYKES-SNEYD

PROPERTY ADVISORS • CHARTERED SURVEYORS



AN HISTORIC 18TH CENTURY HOUSE IN A PRIVATE PARKLAND SETTING

Holbecks Hadleigh, Suffolk

LONDON - LIVERPOOL STREET - 50 MINUTES APPROX
From Colchester (10 miles)

Providing 5 reception rooms, 7 bedrooms, 4 bathrooms (3 en-suite) and en-suite shower room.
Ground-floor flat, attic storage, coach-house, garaging, walled gardens, stabling and paddocks.

Caretaking & gardening provided

TO LET UNFURNISHED

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Holbecks

Holbecks is an historic country house built on rising ground to the west of Hadleigh. It is approached through its own park and occupies a mature and private site. Holbecks has been the home of the Rowley Family for over 200 years. Recently restored, it is now available to let, providing comfortable and elegant accommodation, finished to a high standard and ideally laid out for entertaining. The house retains its original fireplaces and architectural features and fittings.

The drive terminates in a gravel sweep in front of stone steps, under an open portico. There is a full range of buildings including a coach house with a clock tower, stabling, stores and caretaker's cottage. The gardens are arranged around the house, which stands high with a balustraded terrace looking over walled gardens. The whole site is protected by mature trees and shrubs.

The double front doors lead into

Entrance Hall 14'6" x 16'9" (max), and leading to:

Stair Hall with elegantly banistered stair leading in two flights to the first floor, double doors to the:

Garden Hall 16'3" x 8'3" and doors to the:

Drawing Room 20' x 22'6" (max), an elegant and light, panelled room with a large bay, French windows to the garden.

Dining Room 21' (into the bay) x 16'9".

Library 12'9" x 16'9" overall with fitted bookcases and French doors to terrace.

Small Dining Room 14'6" x 10' with storage cupboard.

Cloakroom and Separate Gents' WC.

Study 15' x 14'6" with a range of fitted shelves and cupboards.

Kitchen 14' x 22' oil-fired aga, new kitchen units with beech worktops and island unit. Adjacent large walk-in pantry.

Leading from the rear hall is the door to the **Flower Room**, with fitted cupboards and plumbing for washing machine, and **Gun Room**.

From the kitchen a further door leads through to the self-contained flat with **living room** 16' x 19'6" and also comprising 2 bedrooms, bathroom, laundry room and separate entrance.

From the inner hall, stairs lead to the **extensive cellar** under the front of the house.

First floor banistered landing approximately 26' x 8'3" with doors to:

Bedroom 1 19'3" (into bay) x 16'9" with mahogany doors to hanging cupboard and further similar doors to connecting passage leading to:

Dressing Room 12'6" x 16'9" door to landing and door to:

En-suite Bathroom with bath, separate shower, WC, basin and heated towel rail.

Bedroom 2 20'6" (into bay) x 16'6" with fitted hanging cupboard, door

through to:

En-suite Bathroom with bath, separate shower, WC, basin and heated towel rail.

Bedroom 3 11'9" x 14' fitted cupboard containing washbasin.

Separate WC and basin.

Bathroom 3 with bath, WC, basin and heated towel rail.

Bedroom 4 15'3" x 10'9" with washbasin and hanging cupboard with connecting door to:

Bedroom 5 20'6" x 11'6" with washbasin.

Bedroom 6 13'9" x 17'3" with washbasin and large hanging cupboard and door to:

En-suite Shower Room with shower unit and WC.

Approached by a separate flight off the back stairs

Bedroom 7 12'6" x 9'3" with fireplace and door to:

En-suite Bathroom 4 with bath, WC and basin.

The Old School Room 21'6" x 20'9" (currently unimproved).

Substantial storage attics

Outside the house has a range of adjacent storage buildings and garage, a substantial weather-boarded **coach house** with loft and clock tower, a full range of **stores and stables**. There is a brick-built **stable** building with loft over and adjacent 3 bedroomed **caretaker's cottage**.

The gardens are easily accessed from the house with a balustraded terrace leading off the library and drawing room with lawns to the front of the house, mature trees and shrubs including a fine cedar. The walled gardens are divided into three sections with a fish pond and gravelled walkways.

Terms - Holbecks is available to let for a term of years on terms to be agreed. A draft lease is available for inspection at the offices of the agents.

NB: All dimensions quoted are approximate and should not be relied upon.

DISCLAIMER:

Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way or for any purpose whatever and, accordingly, neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content. In the event of the agents, the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

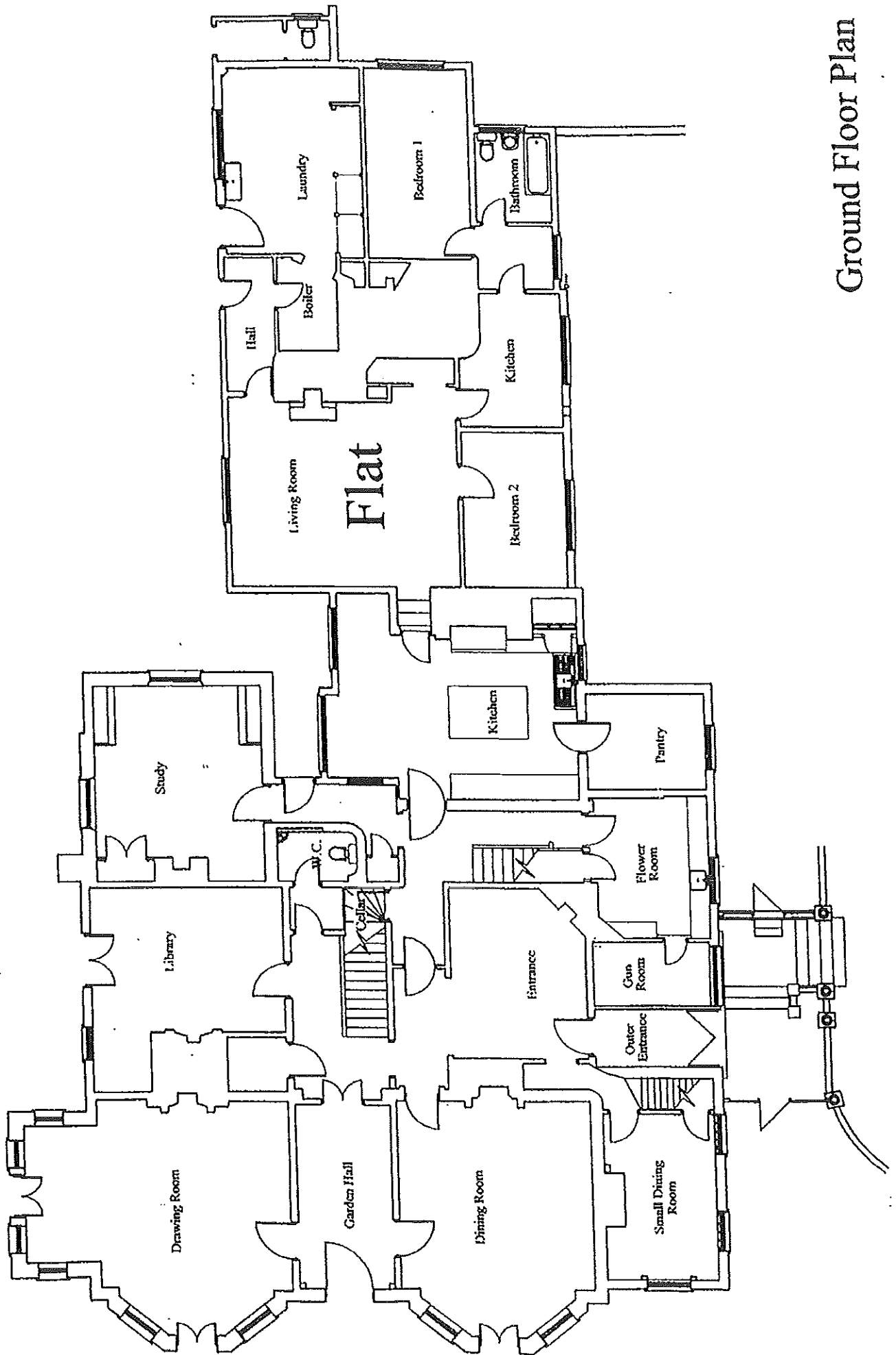
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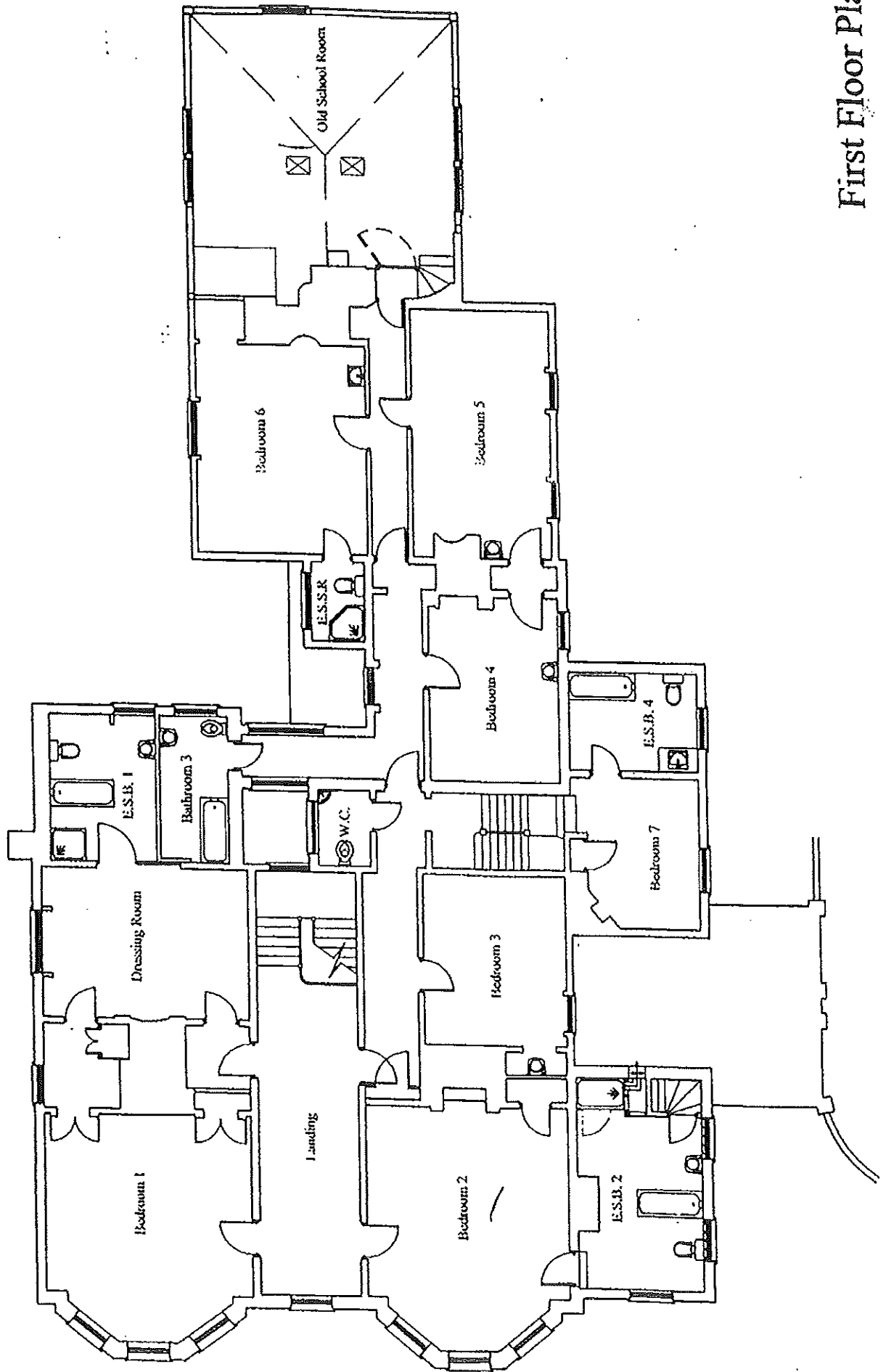
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Holbecks



Ground Floor Plan



First Floor Plan