



DENMARK HOUSE

Holbrook | Suffolk



Chapman Stickels





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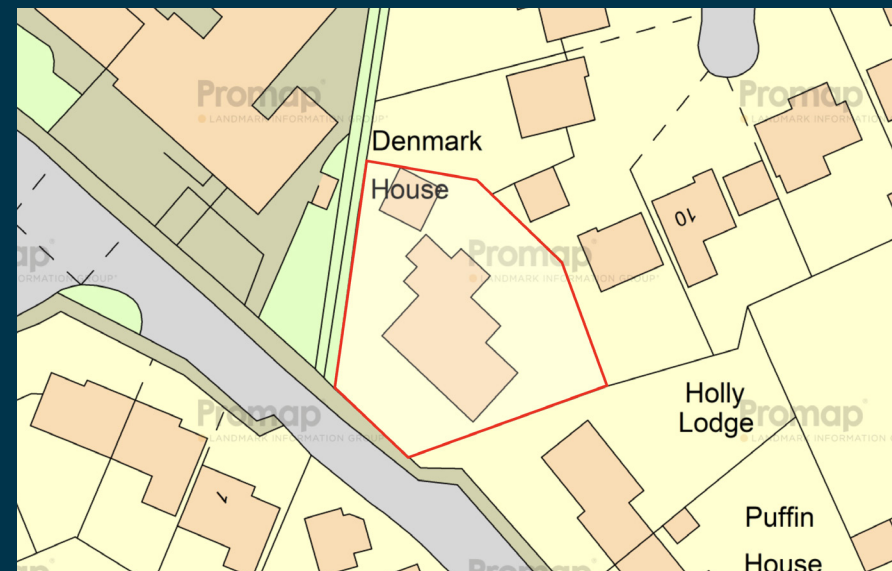
A STUNNING PERIOD HOUSE, LOCATED IN A SOUGHT-AFTER VILLAGE
ON THE SHOTLEY PENINSULA

- Entrance hall • Drawing room • Kitchen / breakfast room • Utility • Boot room •
- Pantry • Cloakroom • Dining room • Sitting room • Snug • Games room •
- Five bedrooms • Two bathrooms (1 en-suite) • Driveway • Double garage • Garden •

Manningtree – 7 Miles (London Liverpool Street from 54 minutes)

Ipswich – 6 Miles (London Liverpool Street from 58 minutes)

Colchester – 15 Miles (London Liverpool Street from 48 minutes)





The Property

Standing centrally within its plot of approximately 0.24 acres, Denmark House is a fine detached family house, believed to date back to the Edwardian period. The house has undergone several improvements over recent years to include the replacement of the majority of the roof, installation of double-glazed windows, installation of two wood burners, and a new bathroom to name a few.

The extensive accommodation is set around an inviting entrance hall. Most of the rooms have retained many period features, from detailed cornicing and picture rails, to stripped wooden floors, and beautiful cast iron fireplaces. The dining room and the sitting room are set at the front of the house, with attractive bay windows and lofty ceilings allowing plenty of natural light, and original panelling in parts. Beyond this lies a cloakroom and a snug with inset wood burner. The drawing room is a particularly impressive room, with a large bay window overlooking the garden, attractive stripped pine floor, and a fireplace with an inset wood burner. A door leads through to what is currently the games room, a spacious room with a door leading to a sun terrace, and the garden which surrounds it. This part of the house is quite independent from the rest of the house, with a bedroom and en-suite shower room connected, making it perfect for a guest or sub-division for multi-generational living.

On the other side of the drawing room lies a spacious kitchen/breakfast room, well equipped with various base and eye level units combined with black granite worktops, and includes an integrated dishwasher and a 5 ring Rangemaster gas hob with double oven. This room has a pleasant view across the garden, with French doors providing access to the garden.

The boot room, cloakroom, utility, and pantry are accessed via the kitchen, and run along the northwest of the house providing side access onto the drive.

From the hall, a staircase rises to a large landing space with a beautiful carved wooden archway with four double bedrooms set around it where attractive wooden floors and cast iron fireplaces continue to feature, and a fully tiled family bathroom with a walk-in shower, separate bath, heated mirror, and rail. Bedroom 1 benefits from a walk-in wardrobe which has potential to become an en-suite shower with existing plumbing available.

Outside, the house is approached by a gravel driveway which provides off road parking for several vehicles and is largely screened by a mature hedge of Laurel, Ivy, and Holly, and has the added benefit of a double garage. A side gate leads to a fully enclosed rear garden consisting mainly of lawn, and wraps around a sun terrace lying immediately to the rear of the house.

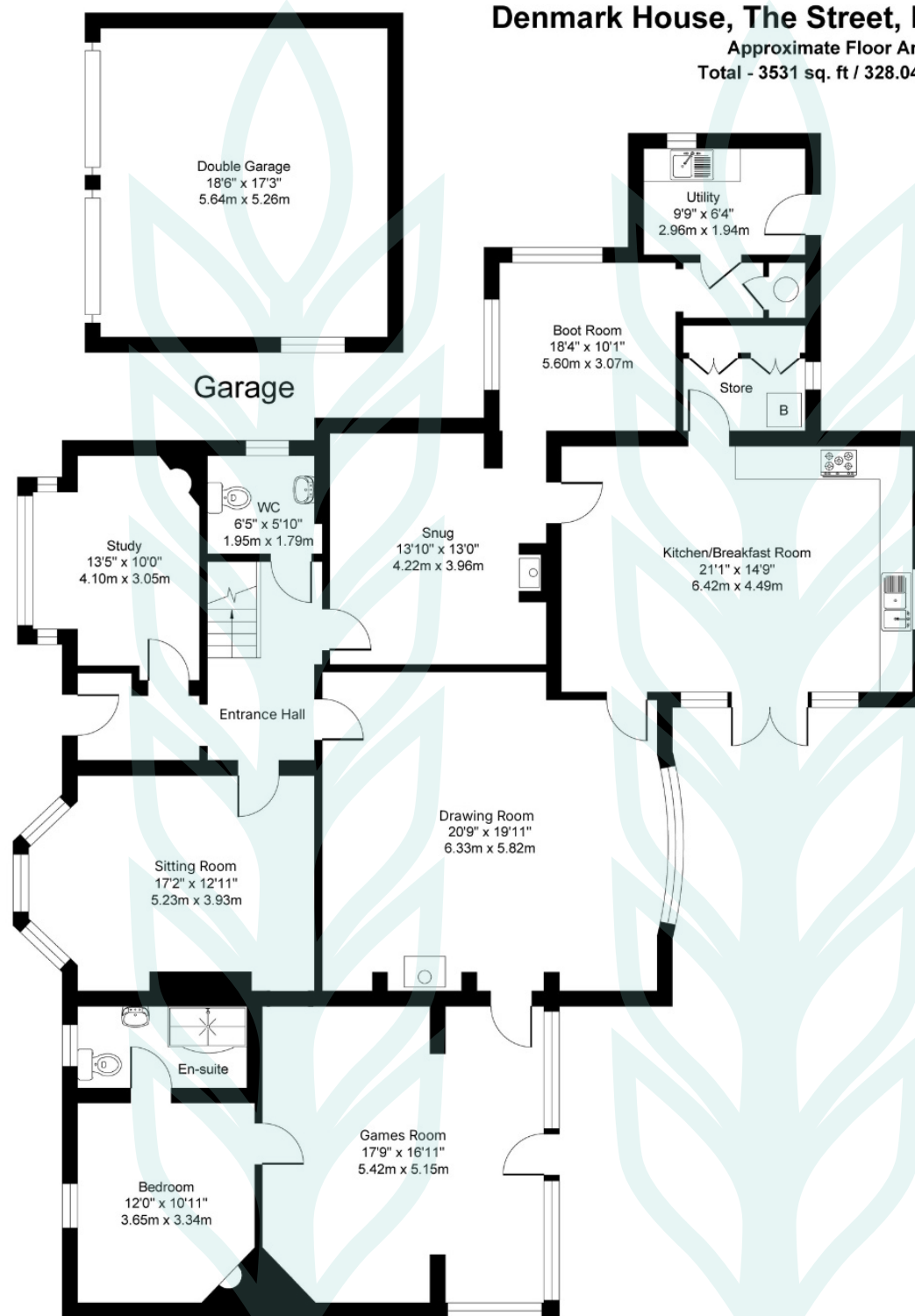
Agents note: Items of furniture are available as part of the sale of Denmark House. Further details upon request.



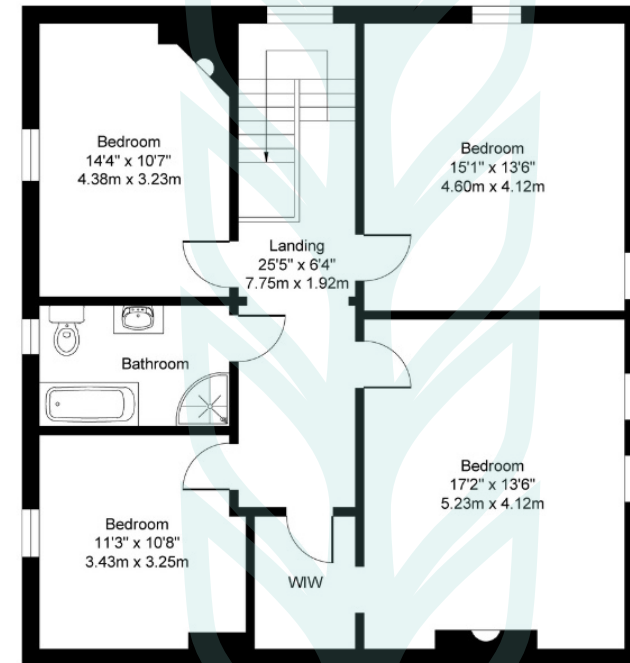


Denmark House, The Street, Holbrook, IP9 2PZ

Approximate Floor Area
Total - 3531 sq. ft / 328.04 sq. m



Ground Floor



First Floor

Illustration for identification purposes only,
measurements approximate, not to scale. Copyright

Location

The desirable village of Holbrook is located within the Shotley Peninsula approximately five miles south of Ipswich. The village has a post office, church, Co-op store, butchers, doctor's surgery and a village hall. The village is also served by Holbrook Academy and primary school, as well as The Royal Hospital School. The closest train stations to Holbrook are at Manningtree and Ipswich which provides direct rail links into London Liverpool Street station.

Services

We understand mains electricity, drainage and water are connected. Oil fired central heating to radiators.

Local Authority and Council Tax Band

Babergh District Council.
Band G (2025/26)

EPC Rating

TBC



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