



HOLLY GARDENS

THE STREET, SOMERLEYTON, NR32 5QB



Nestled discreetly behind a sweeping gravel drive in the heart of the picturesque village of Somerleyton, Holly Gardens is a handsome and substantial two-storey L-shaped residence

Believed to date from the 19th century, Set within just under one acre of meticulously maintained, landscaped gardens, this charming family home is rich with period character, including intricate decorative brickwork and elegant sash windows.

This extended and versatile home offers a wealth of accommodation ideally suited to family life, with excellent potential for home working or multigenerational living. **Ground Floor**

The welcoming entrance hall sets the tone for the property, with stairs rising to the first floor and doors leading to the principal reception spaces. The front sitting room is dual aspect, flooded with natural light from windows to the front and rear, and features an attractive fireplace as its focal point. From here, a door leads into a beautifully vaulted garden room extension, with windows to three sides, Velux rooflights, and French doors opening onto the gardens — an ideal space for entertaining or quiet contemplation.

The formal dining room, also with a feature fireplace and front aspect window, opens through double

doors into the L-shaped kitchen/ breakfast room. This well-proportioned space enjoys views over the rear garden and direct access outside. A rear lobby leads to a useful WC, walk-through pantry, and a versatile home office with dual-aspect windows and peaceful garden views — perfect for working from home.

From the pantry, a further door provides internal access to the generous double garage with up-and-over door. Running alongside part of the front elevation is a substantial timber-framed glasshouse, set upon a high brick plinth — an ideal space for keen gardeners.

First Floor

The light and spacious landing features a large picture window to the front and leads to four generously proportioned bedrooms and a well-appointed family bathroom. The master bedroom benefits from its own en-suite shower room and delightful views across the gardens.



4



2



3



0.83





Outside
Holly Gardens is approached via a wide gravel driveway offering ample parking and access to the double garage and rear outbuilding. The beautifully landscaped gardens have been lovingly maintained and include sweeping lawns, established trees and shrub borders, a vegetable garden, and a small orchard. A particularly attractive feature is the brick-built cart shed to the rear of the property, with pantile roof and arched brick lintel — a charming and functional outbuilding with significant character.

In Summary
Holly Gardens is a rare opportunity to acquire a fine period home with generous accommodation and grounds, set in the heart of one of Suffolk's most desirable villages. With its charming architectural detail, superb setting, and extensive

outbuildings, this property offers rural tranquillity with flexible living space — ideal for families, gardeners, and those seeking a lifestyle move.

SERVICES

Mains electricity, water and sewerage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - D





SOUGHT AFTER
VILLAGE





FLOOR PLAN

GROUND FLOOR
1626 sq.ft. (151.0 sq.m.) approx.



1ST FLOOR
807 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 2432 sq.ft. (226.0 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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