



Rock Estates



Hungercut Hall Coddensham Road

Creeping St. Mary, Ipswich, IP6 8NX

Guide price £210,000



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Hungercut Hall is steeped in history dating back to medieval times, and this one bedroom hall house is no exception. Situated at the end of a no through road this quaint hall house is bursting with period features throughout, such as the exposed brick and timber beams.

The property is accessed via a side gate which leads to the private garden, a wooden door opens to the small but impressive living space. With its imposing inglenook fireplace and multifuel burner taking centre stage the living room is amplified by its vaulted ceilings and exposed beams. The property offers a galley style kitchen with a range of under counter cupboards and drawers and space for a breakfast table and chairs. There is an additional morning room that would make a perfect reading nook. The ground floor also benefits with a three piece bathroom suite with plumbing for a washing machine. To the first floor there is a mezzanine double bedroom, with an abundance of exposed beams, and multi aspect windows.

The private garden is predominantly laid to lawn with a small patio area. The garden is enclosed with mature hedging and a wooden side gate. There is a block of four sheds with power connected and are currently used as additional storage. The property also benefits from one off road parking space.





History of Hungercut Hall

Hungercut Hall has significant historical importance. There was a record in St. Mary's Church, Creeting Saint Mary, that a building by the name of Hungergutte Hall occupied the site dating back to the time of the Domesday Book. During medieval times the hall was used as the meeting house (or hundred court) for the Bosmere Hundred, where 12 representatives of local freeholders would meet to discuss administrative affairs for the area. It was also used for the collection of taxes.

Around 1665 at the time of the Great Plague, a gate was erected across the road outside the hall, where the residents of plague-affected Needham Market to the south could collect food and provisions, leaving payment in jars of vinegar and thus being able to source their necessary supplies whilst avoiding the spread of the plague north to the people of the nearby village of Coddtenham. There were similar sites to the west and east of Needham Market, known respectively as Chain Bridge and Chain House.

In more recent times the hall was used as a farm, part of the Ashburnham Estate, during which it was known as Hungry Gate Hall Farm, then the name was changed to Hungercut Hall Farm. Around 1919 it became independently owned, and the name was changed to what it is known by today, Hungercut Hall. It is thought that the hall was extensively rebuilt around 1735.



The Hall 19'3" x 14'6" (5.87m x 4.42m)

Dual aspect windows. Inglenook fireplace with multi fuel stove and storage space either space. Exposed beams and part exposed flint walls. Vaulted ceiling. TV point. Opening to:

Kitchen/ Breakfast Room 14'4" x 6'7" (4.37 x 2.02)

Window to front. Laminate worktop. Inset stainless steel sink with two bowl drainer. Under counter units and drawers. Space for cooker. Space for fridge/freezer. Exposed brick walls and floor. Exposed beams. TV point. Fuse board.

Morning Room 7'7" x 4'4" (2.32 x 1.34)

Windows to side and rear.

Inner Hallway/ Nook 5'2" x 7'5" (1.57m x 2.26m)

Bathroom 9'5" x 7'1" (2.88 x 2.18)

Window to side. Bath. Part tiled wall. Low level W.C. Pedestal hand wash basin with tiled splash back. Electric towel rail. Brick floor. Exposed beams.

Bedroom 15'0" (into eaves) x 13'11" (4.58 (into eaves) x 4.25)

Windows to front, side and rear. Exposed beams. Spotlights. TV Ariel point.

Garden

The private garden is predominantly laid to lawn with a small patio area, and enclosed by mature hedging and a wooden side gate providing access to the off road parking area.

Shed Total - 8m x 2m
Tool Shed - 2m x 2m
Pantry (sealed) - 2m x 1.7m
Coal Shed - 2m x 0.9m
Storage - 3m x 2m

The wooden sheds offer further storage in handy separate compartments. There is also the benefit of power and light connected.

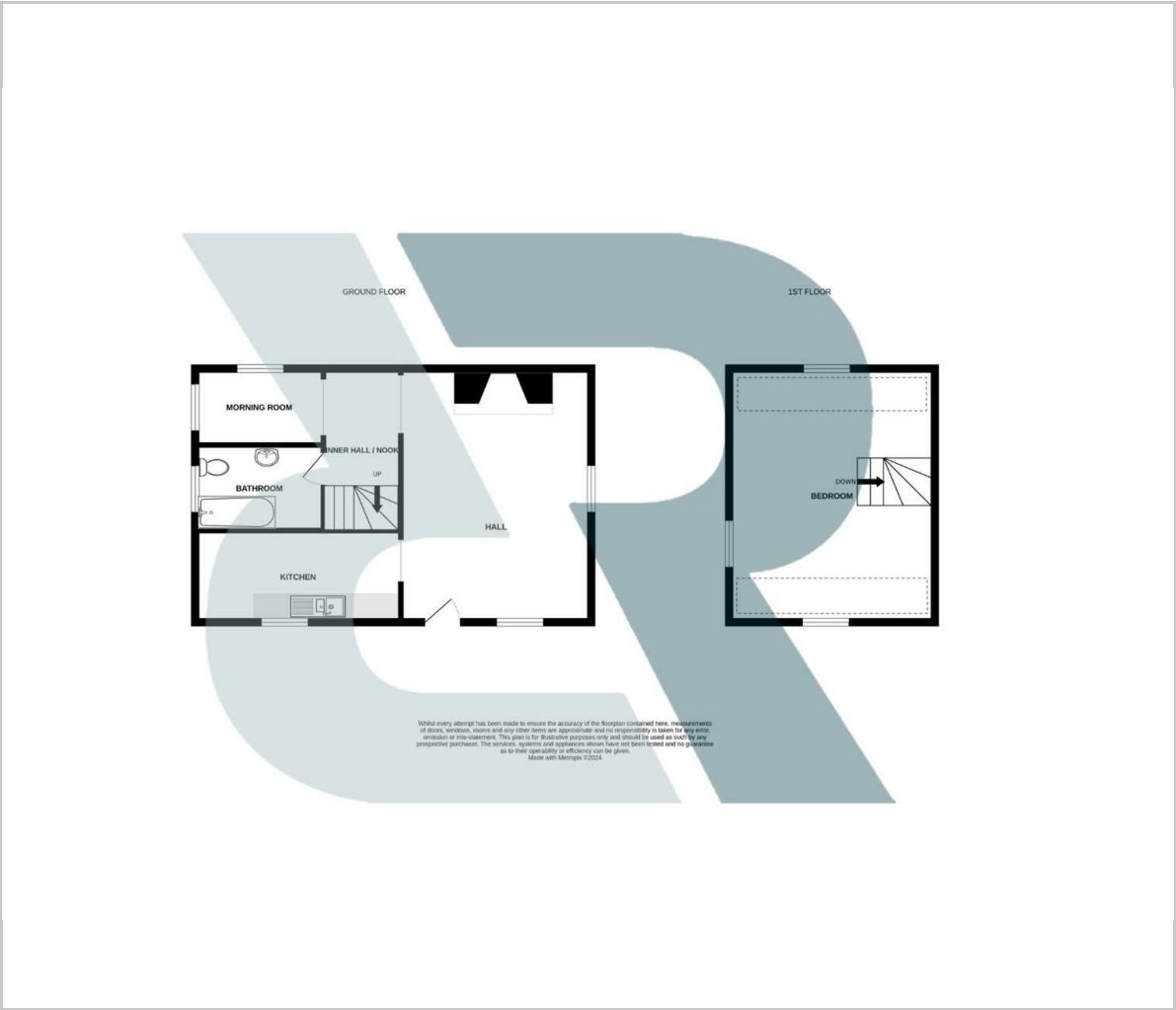
Agents Note

*Offered for sale by separate negotiation**

The current vendors also own approximately 1/2 acre of land to the front of the property which they would also consider selling by separate negotiation. The land is currently used as recreational and the vendors believe that planning permission for residential use would not currently be likely to be granted.



Floor Plan



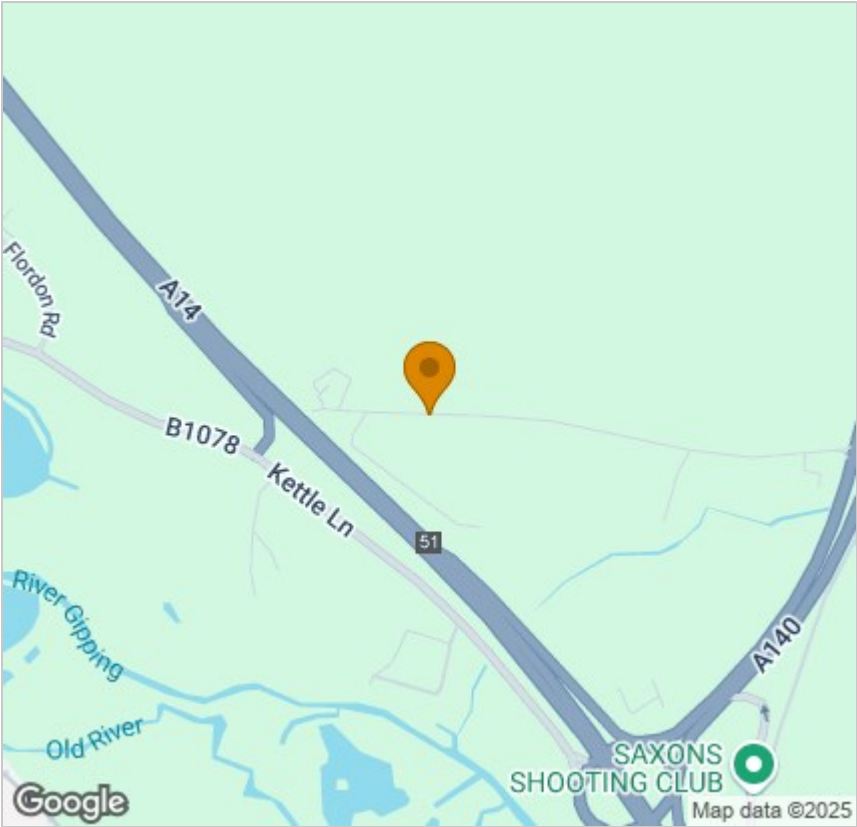
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

