



# POPLAR HALL

Elmsett



Suffolk



Chapman Stickels









## Chapman Stickels

A SUBSTANTIAL DETACHED PERIOD HOUSE SET IN SOME 2.25 ACRES OF GROUNDS TOGETHER WITH AN ANNEX COVERING IN EXCESS OF 2,000 SQ.FT

- Front vestibule • Kitchen / breakfast room • Rear hall • Cloakroom •
- Dining room • Double reception room • Landing • 5 double bedrooms •
- Dressing room • Family Bathroom • Cloakroom • 2 further double bedrooms •

Annex - Meeting room • Office • Kitchen • Rear lobby • Cloakrooms •

- In all, 2.25 acres •

Hadleigh – 4.2 miles / Manningtree – 7 miles / Ipswich – 11.5 miles





## The Property

Occupying a secluded rural setting in the parish of Elmsett, Poplar Hall comprises a 'stand-alone' detached house which according to its Grade II Listing dates from the 16th / 17th century, with a substantial 18th century rear addition.

Arranged over three floors, the accommodation is extensive, and features to the original part include oak ceiling beams in the sitting room and dining room, which are divided by an inglenook fireplace that supports the impressive chimney stack of 4 octagonal shafts. Despite requiring modernisation throughout, the house offers well-proportioned living space giving considerable scope for improvement. In addition to the five bedrooms on the first floor (which give options to create ensuite bathrooms) the second-floor bedrooms provide favourable ceiling heights with straightforward stair access via the central landing.

Poplar Hall is set to one side of a farm access road of concrete, which leads onto an 'in and out' driveway defining the front gardens which are chiefly of lawn. The driveway leads to the main front parking area (south) which abuts a substantial single storey annex providing an additional 2,000sq.ft of ancillary accommodation.

Defined by established field hedges, the majority of the grounds are to the west, comprising extensive areas of lawn which lead to a small grove of mainly oak trees. Beyond is an orchard of apple and pear, where the land tapers off to the far-western boundary.

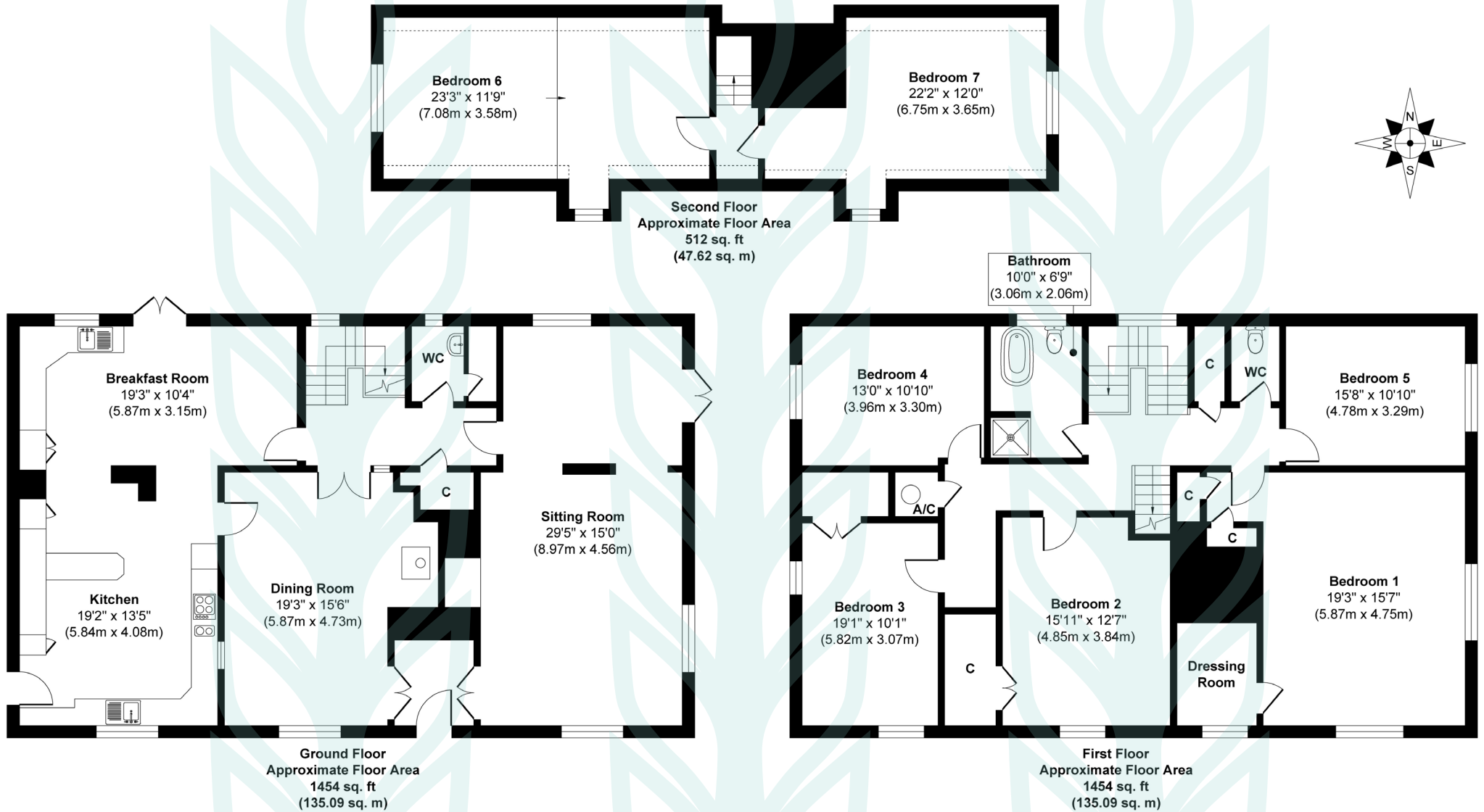








# Poplar Hall, Whatfield Road, Elmsett, IP7 6LN

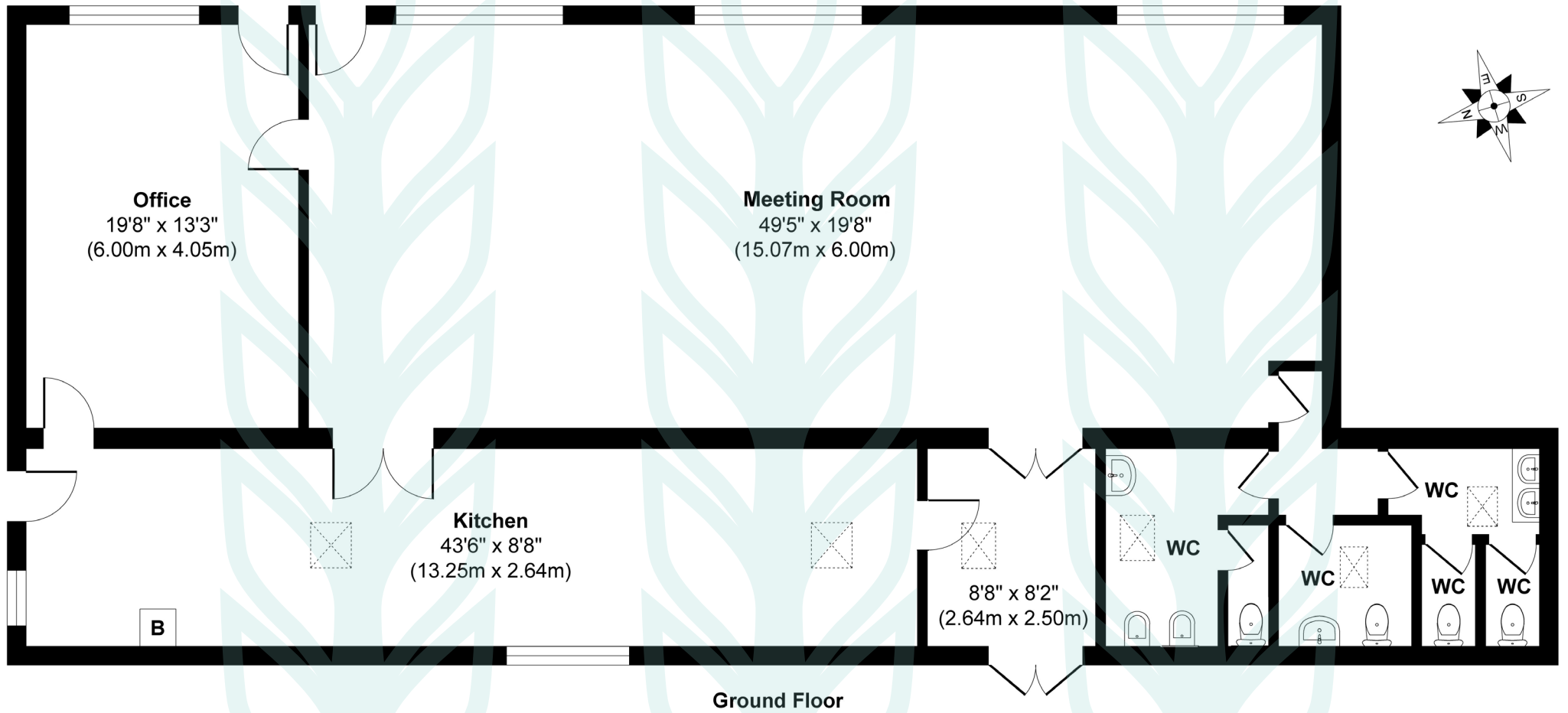


**Approx. Gross Internal Floor Area 3420 sq. ft / 317.80 sq. m**

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# Annexe to Poplar Hall, Whatfield Road, Elmsett, IP7 6LN



**Approx. Gross Internal Outbuilding Area 2018 sq. ft / 187.55 sq. m**

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### Location

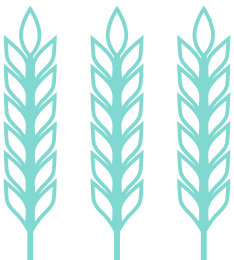
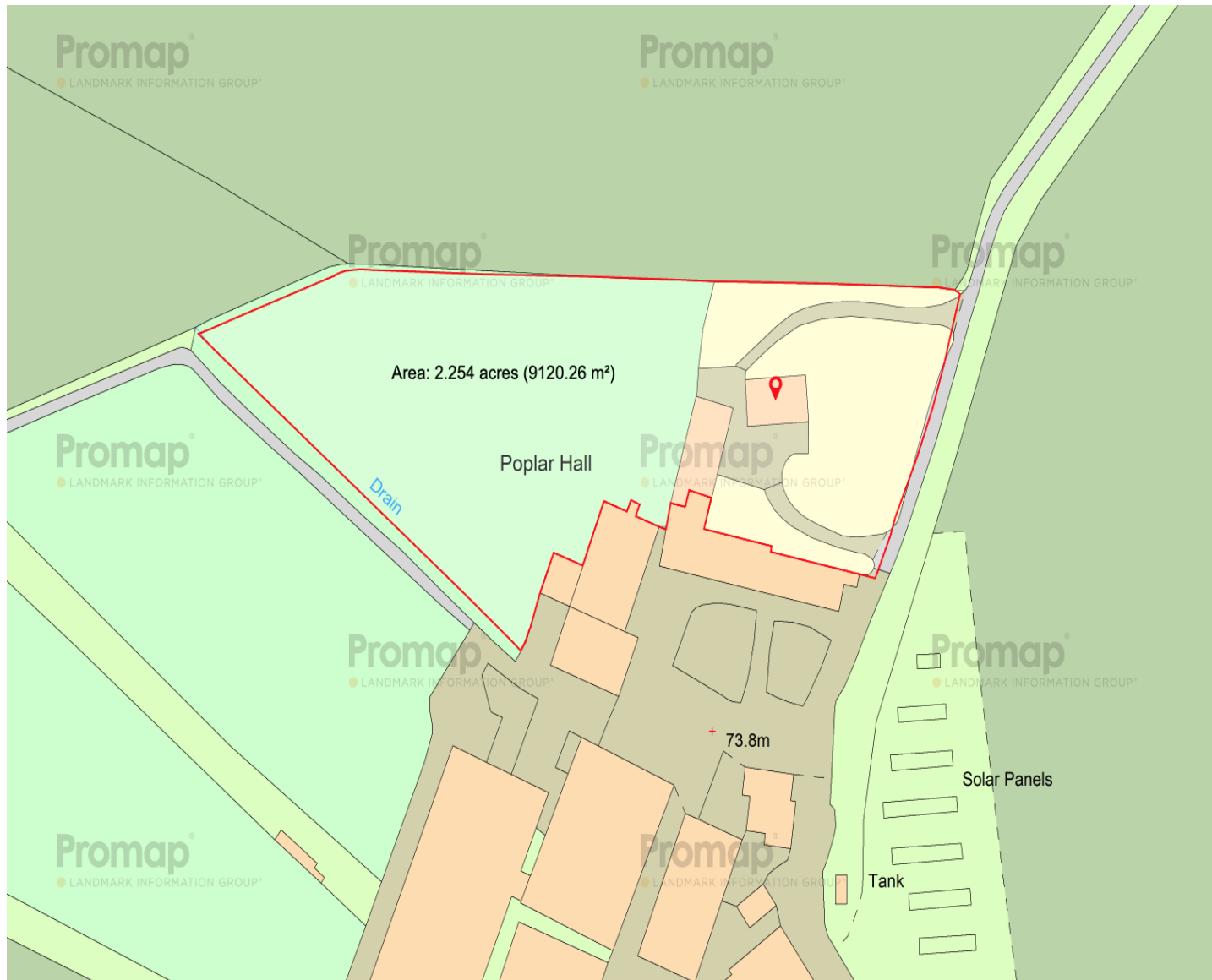
Approached via a private farm road, Poplar Farm is located equidistant between the rural villages of Whatfield and Elmsett. Elmsett is a popular village about 5 miles from the thriving market town of Hadleigh and 9 miles from Ipswich. The village itself offers a Village Store, public house, primary school, and village hall

### Services

Mains electricity is connected. Oil-fired heating. Private drainage and bore hole water extraction.

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Band G (2023)



### Chapman Stickels

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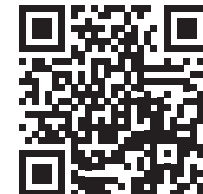
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