



# 5 THE GRANARY

Hadleigh | Suffolk



Chapman Sticks

# 5 THE GRANARY, WILSON ROAD, HADLEIGH, SUFFOLK, IP7 5TJ

A DELIGHTFUL THREE-BEDROOM VICTORIAN CONVERSION WITH  
OFF-ROAD PARKING AND A SOUTH-WEST FACING COURTYARD GARDEN

Colchester - 13 miles

Manningtree - 9 miles

Ipswich - 10 miles

- Entrance hall • Kitchen / dining room • Cloakroom • Rear sitting room • Landing •
- Mezzanine study area • Two double bedrooms • Single bedroom • Shower room •
- Rear courtyard garden • Parking for two vehicles •





## The Property

Forming part of a former Victorian grain store, 5 The Granary is one of just 7 other conversions which are Grade II Listed as a group. Developed circa 1995, this attractive mid-terrace house provides flexible accommodation covering in excess of 1,000 sq.ft. Despite requiring a degree of cosmetic updating, the living space on both floors is notably spacious and well-proportioned. The ground floor comprises a welcoming entrance hall providing much natural light via full-height glazing which is recessed under the arched front porch. The kitchen / breakfast room is comprehensively fitted with pine base and eye level units, a work surface fitted on two walls and a gas fired boiler to one corner. The rear reception room provides a focal brick fireplace and glazed double doors leading onto the courtyard garden.

Via a spacious landing, the first floor provides two double bedrooms to the front and rear with a single bedroom, shower room and a mezzanine area to the front which is ideal as a study. There are numerous exposed pine ceiling tie beams which forms part of the original structure.

Outside, the property offers an enclosed courtyard garden which is accessed via the sitting room. Off-road parking is located immediately to the front, with an additional space located some 30 metres to the east of the property.

## Location

5 The Granary forms part of a row of residential conversions located some 0.2 miles from the town centre. Hadleigh offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

## Services

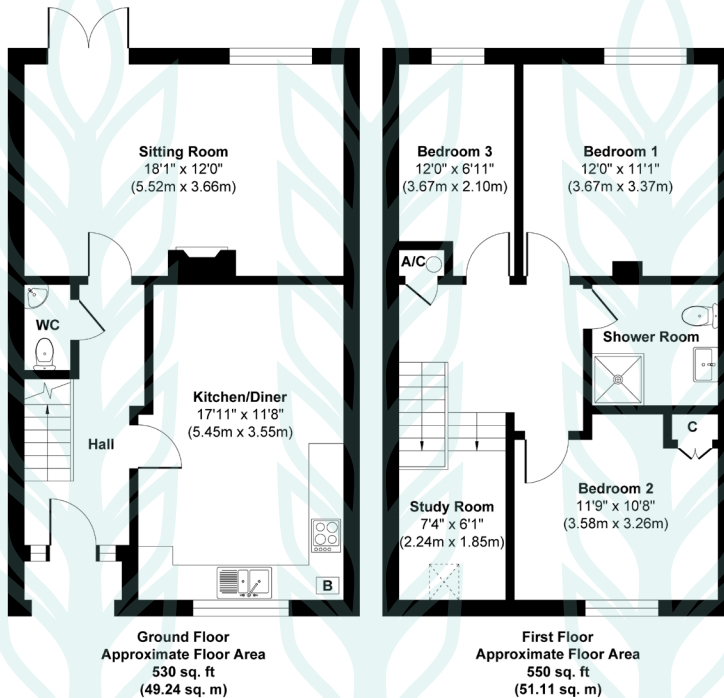
We understand all mains services are connected.

**Local Authority and Council Tax**  
Babergh & Mid Suffolk District Council  
Band D - (2023)

## EPC Rating

Current D(65). Potential B(83).

## 5 The Granary, Wilson Road, Hadleigh IP7 5TJ



Approx. Gross Internal Floor Area 1080 sq. ft / 100.35 sq. m.

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

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### Chapman Stickels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

### All enquiries:

**Benedict Stickels**  
ben@chapmanstickels.co.uk

**Cleo Shiel**  
cleo@chapmanstickels.co.uk



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