



OLD SHOULDER HOUSE

Hadleigh | Suffolk



Chapman Sticks

OLD SHOULDER HOUSE, 126 HIGH STREET HADLEIGH, SUFFOLK, IP7 5EL

Colchester – 12 miles

Ipswich – 10 miles

Manningtree – 9 miles

- Living room • Sitting room / Dining room •
- Kitchen / breakfast room • Utility / cloakroom •
- Bar / Study • Four double bedrooms (two with ensuite) •
- Attic • Courtyard garden •

The Property

Old Shoulder House is one of the most notable historic houses in Hadleigh, which is reflected in its listing status. Dating back to Tudor times with Georgian influences, the house boasts many noteworthy features including extensive oak wall panelling, exposed wall and ceiling timbers, original arched fireplaces, and well-preserved ornate pargetting to some ceilings.

Covering in excess 2,500 sq.ft, the accommodation is extensive, where a central entrance hall leads to the impressive formal reception rooms which display most of the period features.

Beyond the double length sitting / dining room is the kitchen / breakfast room, which is fitted on three walls with numerous work surfaces and oak fronted units under. Integral appliances include fridge / freezer, dishwasher, and a gas hob with extractor over. Further storage and work surfaces are to the adjacent utility / cloak room which houses a recently installed Worcester gas boiler. The remaining ground floor is the bar / games room, with a large bay window overlooking the garden.

Accessed via two stairs, the first floor provides four double bedrooms which display additional wall and ceiling beams. Bedroom one (with ensuite bathroom) offers a further Tudor arched fireplace and exposed oak floorboards.

A SIGNIFICANT GRADE II* LISTED HOUSE LOCATED IN THE CENTRE OF HADLEIGH



Bedrooms two and three are served by a family bathroom and a further ensuite is to bedroom four.

Outside, an enclosed courtyard garden is to the rear which consists of a paved dining terrace which leads onto an area of pea shingle with timber shed. A set of double timber gates lead onto a shared driveway, which returns to the High Street.

Location

Conveniently located in the centre of the town, Hadleigh is a very popular historic market town situated about 9 miles west from Ipswich. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities, and a wide selection of shops, as well as both Junior and Senior schools.

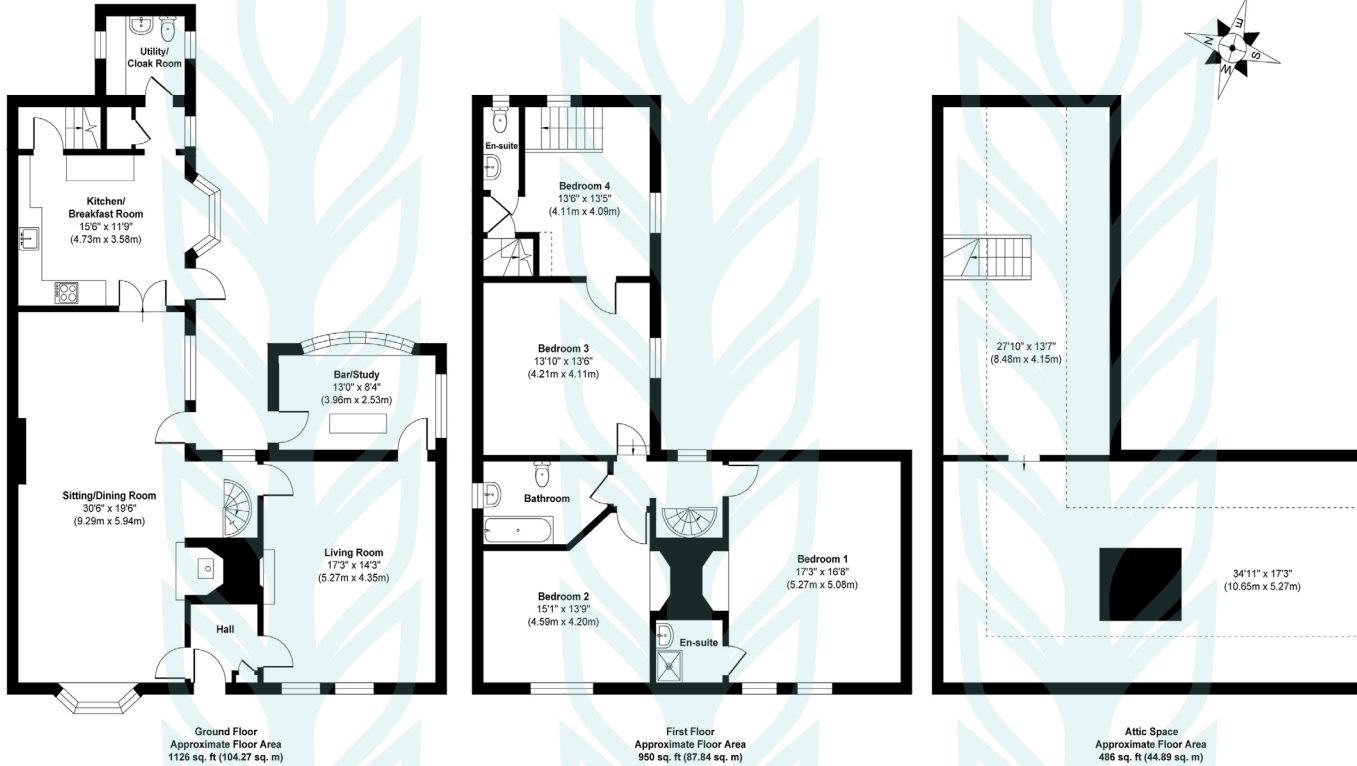
Services

We understand all mains services are connected.

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band E (2024)



126 High Street Hadleigh Ipswich IP7 5EL



Approx. Gross Internal Floor Area 2562 sq. ft / 237.00 sq. m.
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The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

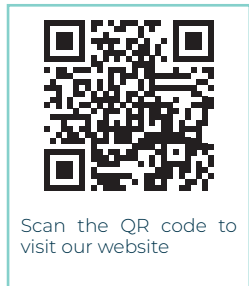
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