



WHITE HALL

Polstead



Suffolk



Chapman Stickels





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A 15TH - 16TH CENTURY FARMHOUSE PRESENTED TO THE VERY HIGHEST STANDARD TOGETHER WITH NUMEROUS OUTBUILDINGS AND GARDENS APPROACHING 1.25 ACRES

- Entrance Hall • Sitting room • Dining room • Study • Cloakroom •
- Kitchen / breakfast room • Utility room • 4 double bedrooms (1 ensuite) •
 - Shower room • Family bathroom •
- Numerous outbuildings including two offices / studios • In all, 1.25 acres •

Hadleigh – 4 miles / Colchester – 11 miles / Sudbury – 10 miles





The Property

White Hall is positioned well back from a minor country lane via a private farm track. This attractive grade II listed house prominently stands in its immaculately maintained gardens which abuts a cherry orchard, grazing paddocks and arable farmland on three sides.

The house is entered via a single storey addition which is probably 19th century. This area consists of a boot room / entrance hall with an adjacent utility / laundry room providing ample full height storage cupboards and the oil-fired boiler.

The kitchen / breakfast room with pamment tiled floor is fitted on three sides with oak worksurfaces, inset twin butlers sink, Rangemaster cooker, numerous cupboards and drawers and modern integral appliances.

The impressive dining room and a particularly spacious triple aspect sitting room, all with oak flooring, are divided by a substantial inglenook fireplace with a glazed four-sided wood burner being a focal point. The remaining ground floor consists of a corner study and an adjacent cloakroom.

The first floor comprises a welcoming landing with further full-height cupboards. Bedroom one is twin aspect and similarly to all the other rooms on both floors enjoys wonderful views over the gardens. There are three further double bedrooms, all of which are well-proportioned for a house of its ilk. All three bath / shower rooms (including the ensuite to bedroom one) are stylishly fitted with a contemporary edge.

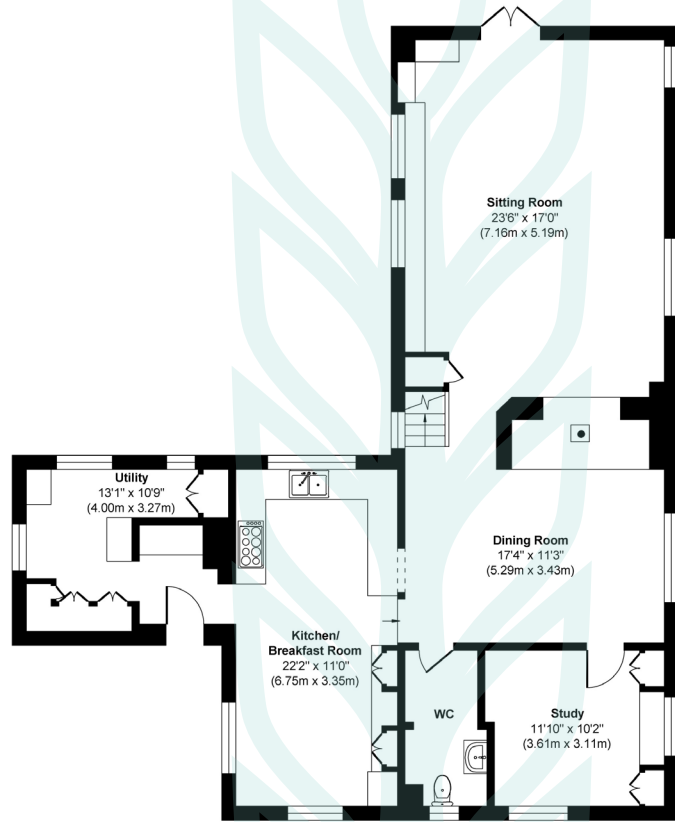
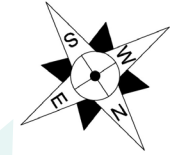
The house is positioned in about 1.25 acres of grounds which equally to the house are pristinely presented. There are metal edged terraces, flower borders with pea shingle paths which meander through areas of lawn which are interspersed mature deciduous trees. Set next to an area of raised decking is a natural pond which is also defined by metal edging with heather borders. To the far southern end of the garden is an orchard.

Positioned next to the front parking area is an office / studio with adjoining workshop, store and wood store. The principal outbuilding is a further detached office / studio which could be converted into annex accommodation. Remaining outbuildings include further useful stores, include a detached building to the far western corner.

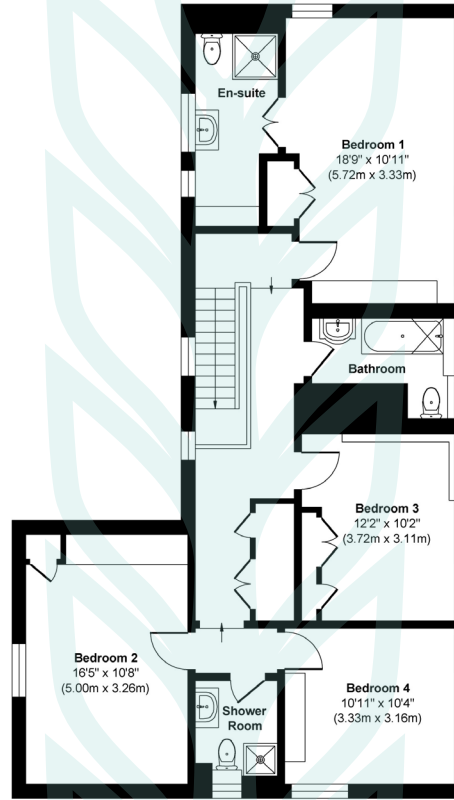




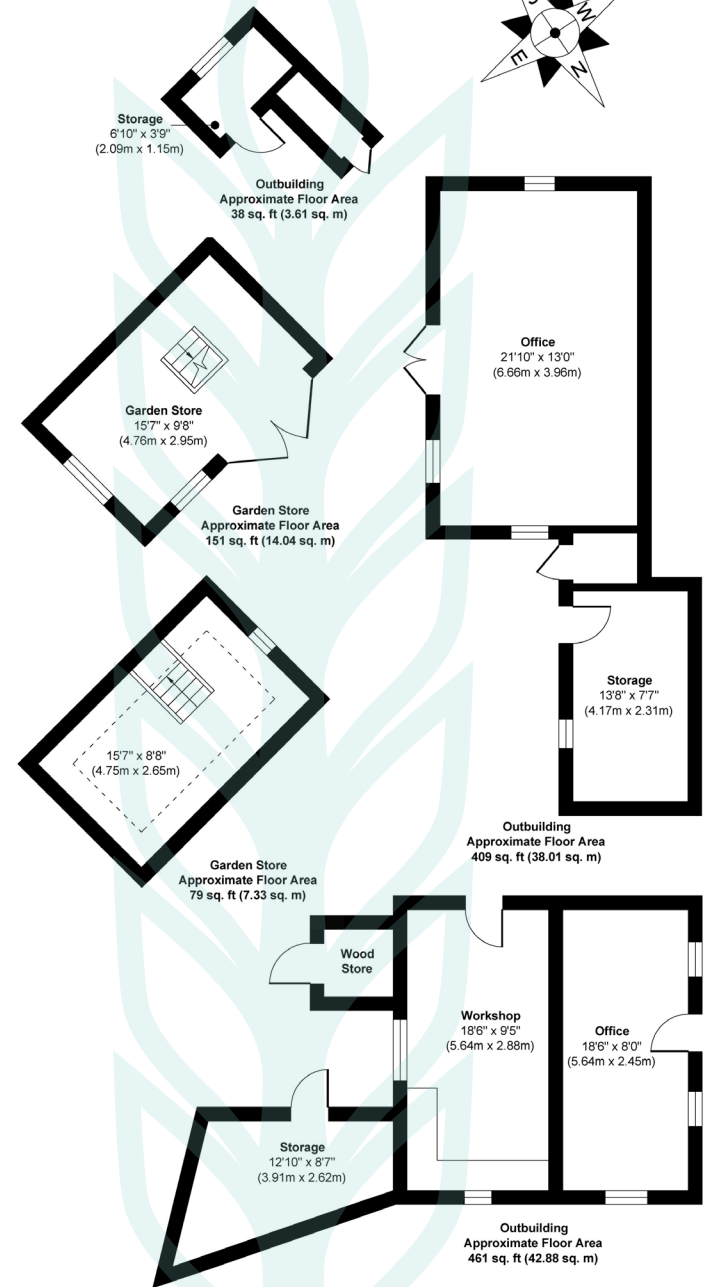
White Hall, Polstead Heath Road, Polstead CO6 5BQ



Ground Floor
Approximate Floor Area
1250 sq. ft (116.17 sq. m)



First Floor
Approximate Floor Area
1043 sq. ft (96.92 sq. m)



Approx. Gross Internal Floor Area 2,293 sq. ft / 213.09 sq. m.

Approx. Gross Internal Outbuildings 1,137 sq. ft / 105.87 sq. m.

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

Agents note

The property has a right of way over the aforementioned farm track. The track divides and continues east onto a privately owned yard with agricultural buildings and stores.

Location

Set on the northern side of Polstead, White Hall is located some 200 metres from the minor Heath Road via an unsurfaced farm track. Polstead is a rural village situated some 3 miles to the west of Hadleigh. Hadleigh itself provides excellent facilities including supermarket, shops, restaurants, pubs, and schools.

Services

Mains water and electricity are connected. Oil-fired heating. Private drainage.

Local Authority and Council Tax

Babergh with Mid Suffolk District Council
Band F (2024)



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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