



THE BARLEY HOUSE

Hadleigh | Suffolk



Chapman Sticks





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A SUBSTANTIAL BARN CONVERSION OCCUPYING A DISCREET SEMI-RURAL SETTING TOGETHER WITH OUTBUILDINGS AND PRIVATE GARDENS APPROACHING 1.25 ACRES

- Porch • Entrance Hall • Sitting room • Dining area • kitchen / breakfast room •
- Cloakroom • Utility room • Study • 4 bedrooms (one ensuite) • Family bathroom •
- Garage • Triple cart lodge • Off road-parking • Gardens • In all, 1.23 acres •

Hadleigh - 1.2 miles / Ipswich - 11 miles / Manningtree Station - 11 miles





The Property

Occupying a secluded semi-rural setting, The Barley House is a substantial detached barn conversion which probably dates from the late 18th century. In 1992, the conversion was commissioned by a well-regarded local developer, Chisnall Builders and despite its historic charm, the property is fortuitously unlisted.

The core of the barn consists of a fabulous full height entrance hall with wood burner and a rear dining room, where the latter provides wonderful views over the western part of the garden and rolling countryside beyond. The two areas are defined by a central solid oak staircase with a mezzanine landing over.

The entrance hall leads to the open plan snug and breakfast area with the kitchen beyond, which is fitted on two walls with worksurfaces, numerous cupboards and drawers, integral appliances and an oil-fired AGA.

The remaining reception rooms are set to both ends of the barn, which consist of a full-width study / playroom and the main triple aspect sitting room (south) with oak flooring and a central fireplace housing a further wood burner.

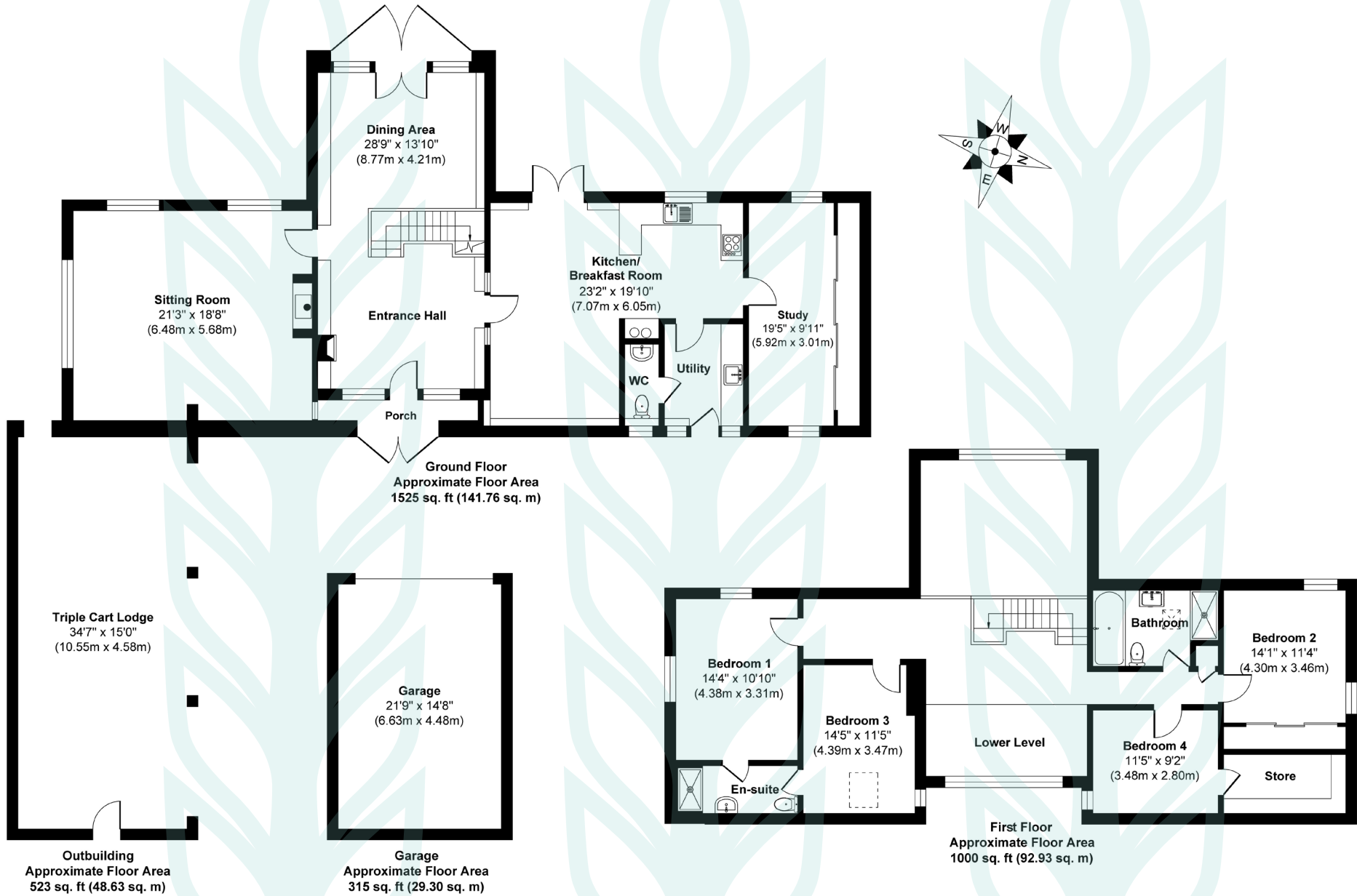
The first floor is equally divided by the central mezzanine landing, giving further aspects to the front and rear via extensive glazing which gives much natural light. The two main bedrooms are set to each end, both of which are twin aspect giving further views over the garden and countryside beyond. Bedrooms three and four are to the front, where the fourth bedroom provides a large walk-in store which could provide a further ensuite. Recently, both the family bathroom and ensuite have been stylishly updated.

The barn is positioned to the eastern corner of its 1.23-acre plot, with a triple bay timber cart lodge and a detached garage defining the enclosed front parking area. Being a notable feature, the extensive and completely private gardens extend to the west and south, consisting of formal parts with shingle and brick terraces and an extensive pergola with a circular path which meanders through areas of lawn with established flower borders. A central field hedge divides the garden where the south side consists of an established orchard of apple, plum and cherry and meadowland. Due to the property's elevated setting, far-reaching views are enjoyed over undulating countryside towards Hadleigh Heath and Kersey.





The Barley House, Coram Street, Hadleigh, IP7 5NR



Approx. Gross Internal Floor Area 2525 sq. ft / 234.69 sq. m.
Approx. Gross Internal Garage/Outbuilding Area 838 sq. ft / 77.93 sq. m.

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Location

Located some 1.2 miles to the west of Hadleigh, Coram Street is a hamlet of properties of varying ages set amongst rolling countryside with close proximity to the A1071. Hadleigh itself is a very popular historic market town. The town offers an excellent range of local amenities including restaurants, pubs, sports facilities, a wide selection of shops and both junior and upper schools.

Services

Mains electricity and photovoltaic solar panels, borehole water extraction. Private drainage.

What3words

laminated.steams.tapers

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
F (2024)

EPC Rating

Current D (66). Potential B (81).



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