



HUNTLEY HOUSE

Copdock | Suffolk



Chapman Stickels

HUNTLEY HOUSE THE STREET, COPDOCK IP8 3HT

Ipswich - 3.8 miles
Hadleigh - 8 miles
Manningtree - 10 miles

- Porch • Reception hall • Kitchen / breakfast / dining room •
- Drawing room • Snug • Study • Cloakroom • Boiler room •
- Landing • Four bedrooms (with one ensuite) • Cloakroom •
- Dressing room • Family bathroom • Detached garage •
- Detached studio / annexe • Store • Workshop • Formal gardens •
- In all, 0.42 acres •

The Property

Huntley House is a substantial four-bedroom detached house which according to its Grade II Listing dates from around 1600. Conveniently located in the centre of Copdock, the property is in walking distance of the village pub and primary school.

Covering about 2,450sq.ft, the family accommodation provides a practical and pleasing layout, which consists of a welcoming central reception hall with a former inglenook fireplace. The main reception room (north) is a spacious and formal drawing room, with a focal inglenook fireplace housing a wood burner.

Unlike many historic houses of its ilk, Huntley House provides an open plan kitchen / breakfast / dining room which caters for modern family living. The AGA kitchen areas are comprehensively fitted with oak cupboards, drawers, extensive worksurfaces with two inset sinks, electric hob and oven.

The remaining reception rooms consist of a front snug with an open fire and a study to one corner which backs onto a spacious boiler room.

Via a front landing, the first floor provides four double bedrooms. Bedroom one forms part of a later two-storey addition (west) which provides an ensuite shower room.

Bedroom two to the northern end of the house is accessed via a 'jack and jill' WC, which is effectively a further ensuite. An adjacent dressing area / walk-in wardrobe also gives access to the loft. Bedrooms three and four are served by a family bathroom.

AN IMPOSING PERIOD HOUSE SET IN SOME 0.42 ACRES TOGETHER WITH OUTBUILDINGS AND A DETACHED ANNEX / STUDIO



Outside, the well-maintained and established gardens surround the house to all sides, which are principally bound by established hedges. The property adjoins both The Street to the front (east) and Back Lane to the rear (west) where the latter leads onto a large shingle drive with a detached garage with workshop area.

Connected to the southern end of the house via a brick and tile passage is a workshop / utility room, with an adjoining greenhouse to the front and a sheltered dining area to the rear.

The final outbuilding is a modern detached annex / studio which is ideally suited for guest accommodation or home office use, which is also provides a shower room. Attached to the annex is a large garden store.

Location

Huntley House is located in the centre of Copdock, which provides a popular public house and an outstanding-rated primary school. Nearby Independent schools include Royal Hospital School in Holbrook and Ipswich School in Ipswich. The A12 and the A14 are both within easy reach.

Services

We understand all mains services are connected. Electric AGA.

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band F



Huntley House, The Street, Copdock, IP8 3HT

Approximate Floor Area
Main House - 2453 sq. ft / 227.85 sq. m
Garage, Outbuilding & Workshop - 916 sq. ft / 85.13 sq. m

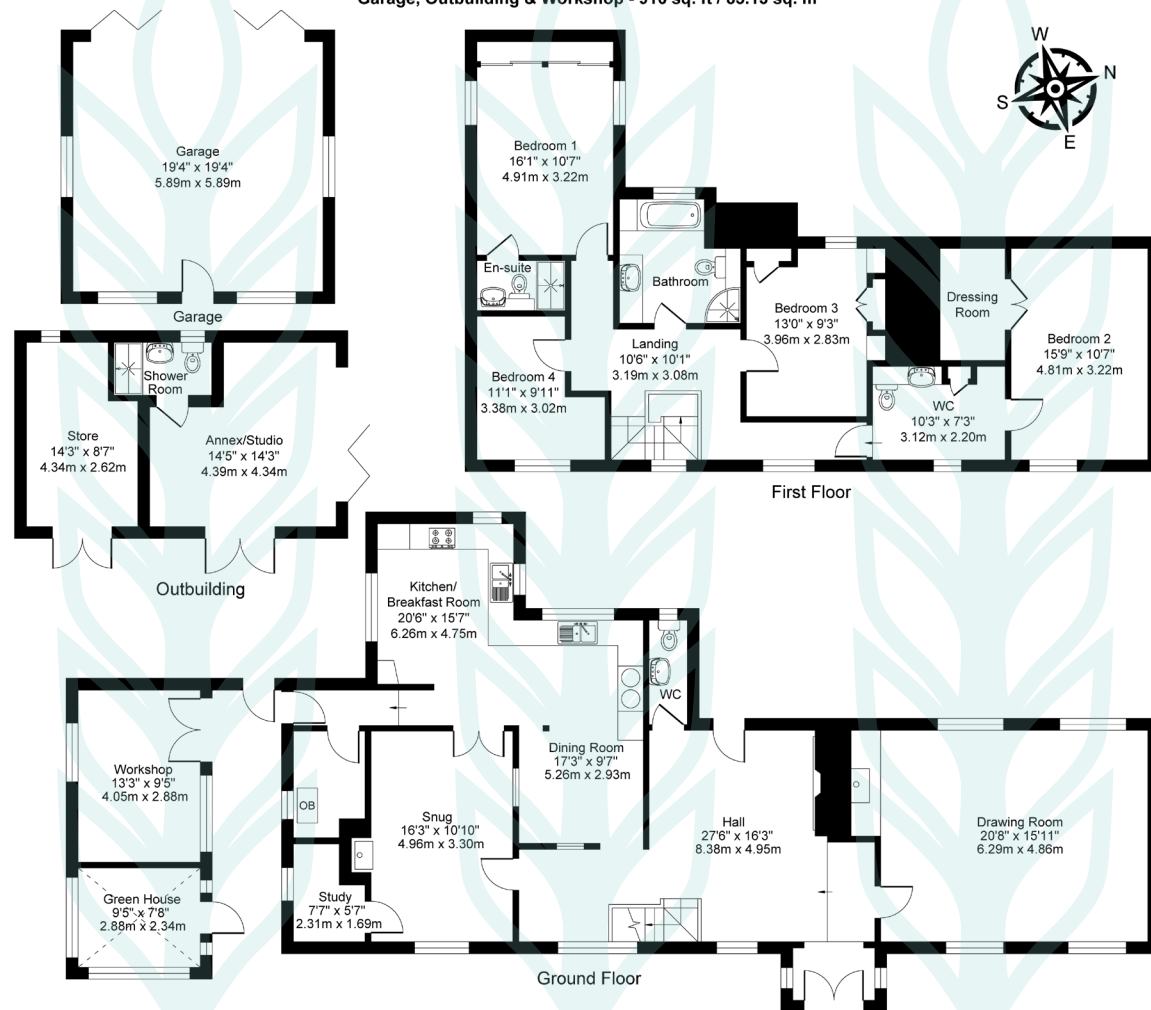


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