



# KATES HILL COTTAGE

Hadleigh | Suffolk



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AN UNLISTED 'STAND-ALONE' FAMILY HOUSE OCCUPYING A SECLUDED RURAL SETTING TOGETHER WITH SOME 3 ACRES OF GROUNDS

- Entrance hall • Study • Sitting room • Dining room • Cloakroom • Garden room •
- Kitchen / breakfast room • Utility room • Pantry •
- Four double bedrooms (two with ensuite) • Family bathroom • Detached double garage •
- Outbuildings • Gardens • In all, about 3 acres •

Hadleigh - 2 miles / Ipswich - 8.5 miles / Manningtree Station - 9 miles









**The Property**

Occupying an elevated-rural setting, Kates Hill Cottage is a substantial detached house which probably dates from the 19th century. Throughout the late 20th century, a series of mainly two storey extensions were built, where the resulting accommodation now covers some 2,600sq.ft.

The original part includes the particularly spacious and welcoming front entrance hall, which encircles a central fireplace with wood burner. The three reception rooms include the front twin aspect study, the formal dining room with open fire, and the main triple aspect sitting room which is generously proportioned with a further open fireplace.

Additional access into the house is via the rear garden room, which leads into the kitchen / breakfast room with pantry. The kitchen is fitted on two walls with work surfaces, numerous cupboards, a range gas cooker and a solid fuel Rayburn stove. A rear boot / utility room with a boiler room gives access to the rear patio.

Via spacious front landing, the first floor provides four well-proportioned double bedrooms which, similarly to the ground floor, provide wonderful views over the gardens, particularly bedrooms one and three. There are two ensuite bathrooms and a family bathroom.

Outside, the property's driveway adjoins a private track that connects to Pond Hall Road. The block surfaced drive ascends onto the main parking area, which gives access to the detached double garage with rear store. The more formal areas of garden are immediately to the rear of the house, where a brick weave patio leads onto a raised terraced area of shingle, which adjoins a large expanse of lawn which is bound by established trees, with a disused swimming pool defined by paving. Beyond (east) is an extensive area of wildflower meadows which form about a third of the property. The remaining southern areas consist of further grassland, interspersed with a native tree plantation and an orchard which returns to the front (west).

Further outbuildings include timber stores, a former block-built piggery and a greenhouse.

**Agents Note**

Set some 12 metres beyond the southern boundary (at its closest point) is an electricity pylon which is located on neighbouring farmland. Initial enquiries have revealed that this line is currently not part of the Norwich to Tilbury upgrade. For more information, please refer to - [norwichtotilburymap.nationalgrid.com/](http://norwichtotilburymap.nationalgrid.com/)





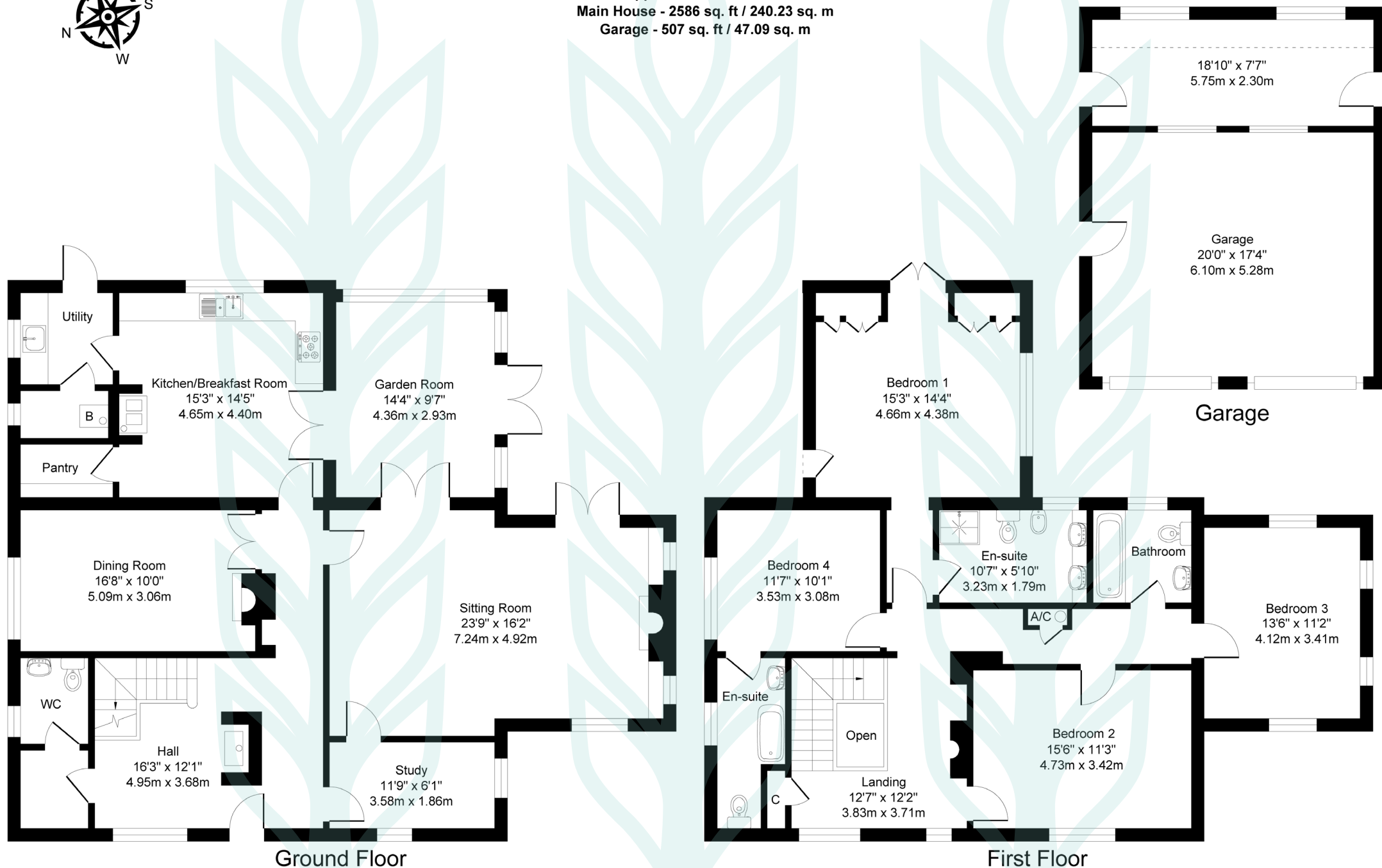






# Kates Hill Cottage, Pond Hall Road, Hadleigh, Suffolk, IP7 5PP

Approximate Floor Area  
Main House - 2586 sq. ft / 240.23 sq. m  
Garage - 507 sq. ft / 47.09 sq. m





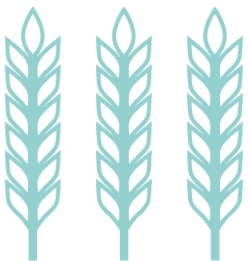
**Location**  
Discreetly situated some 2 miles east of Hadleigh, The property occupies an attractive rural position, yet it is not isolated. Hadleigh itself is a very popular historic market town The town offers an excellent range of local amenities including restaurants, pubs, sports facilities, a wide selection of shops, and both junior and upper schools.

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

**What3words**  
shunning.pill.indicates

**Local Authority and Council Tax**  
Babergh & Mid Suffolk District Council  
G (2025)

**EPC Rating**  
Current F (31). Potential C (77).



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