



# PENLANDS

Hadleigh | Suffolk



Chapman Stickels









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CHAIN FREE - A STAND ALONE DETACHED HOUSE OCCUPYING A RURAL LOCATION ENJOYING FAR REACHING COUNTRYSIDE VIEWS WITH DEVELOPMENT OPPORTUNITY

- Entrance hall • Four reception rooms • Kitchen • Utility / boot room • Five bedrooms •
- Five bathrooms • Gardens • Double garage • 2,400 sq.ft barn with planning permission •
- In all, about 0.7 acres •

Hadleigh – 2 miles

Ipswich – 8.5 miles

Manningtree – 9 miles (London Liverpool Street from 56 minutes)









**The Property**

Occupying a peaceful, rural location not far from the market town of Hadleigh, Penlands is an impressive and spacious family home which was built in the 1930's and has since been extended and modernised.

On entering the house, a hall leads to the extensive downstairs accommodation comprising a study area, sitting room with wood effect floor and log burner, and doors to a conservatory. Beyond lies the formal dining room and a games room which lead to the kitchen which is comprehensively fitted with various base and eye level units with solid wood worktops, butler sink and integrated appliances such as dishwasher, triple Neff oven and five ring induction hob, and a Miele coffee machine. An inner hall leads through to a walk-in larder and the utility/boot room providing further base and eyelevel units with solid wood worktops and plumbing for a washing machine and tumble dryer. Adjacent is the downstairs shower room, and a door providing access to the double garage with electric doors.

On the first floor the roomy and airy accommodation continues by offering five bedrooms, a dressing room, and four bathrooms with ample storage areas throughout. A balcony from bedroom one provides stunning far reaching countryside views.

Outside, the property is approached via electric double gates, with ample off-road parking to the front and side of the property with an integral double garage. The garden is mainly laid to lawn, with a sun terrace and seating area to the south.

**Development Opportunity**

In 2023, full planning permission was granted to convert and extend the existing 2,400 sq.ft outbuilding to the north of the property to form two individual 3-bedroom dwellings. The full planning approval with 16 conditions, supporting documentation and associated plans are available via Babergh & Mid Suffolk's planning portal ([www.babergh.gov.uk/planning](http://www.babergh.gov.uk/planning)) under reference DC/23/00719.

Subsequently, the property is available to purchase as:

- Lot 1: Main house and outbuilding with planning permission
- Lot 2: Main house alone

Please contact Chapman Stickels for further details.

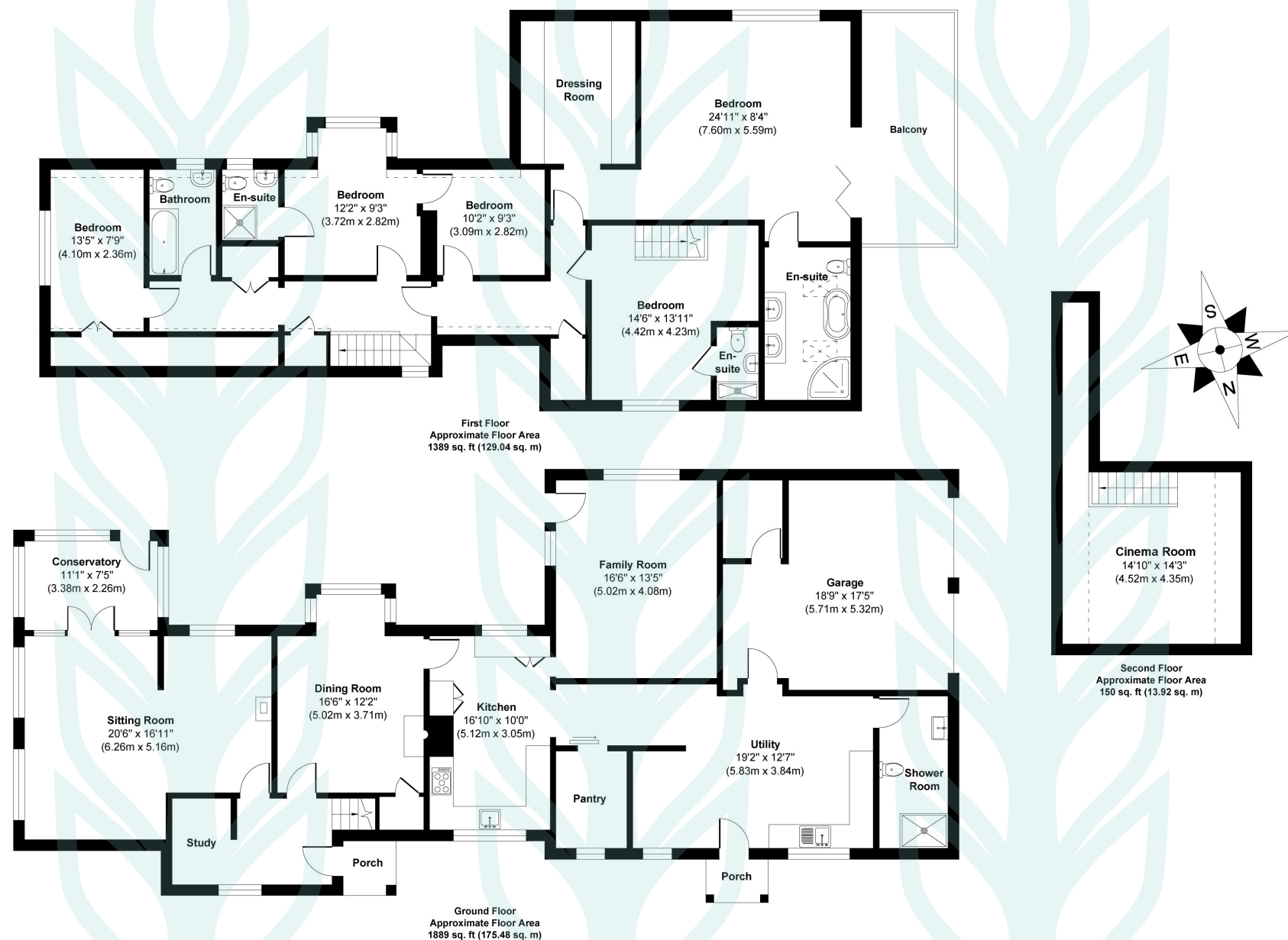








# Penlands, Pond Hall Road, Hadleigh, IP7 5PW



**Approx. Gross Internal Floor Area 3428 sq. ft / 318.44 sq. m.**

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## Location

Penlands is conveniently located under 2 miles east of Hadleigh, a 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

Oil-fired central heating. Mains water, drainage and electricity. Solar panels on barn.

## EPC Rating

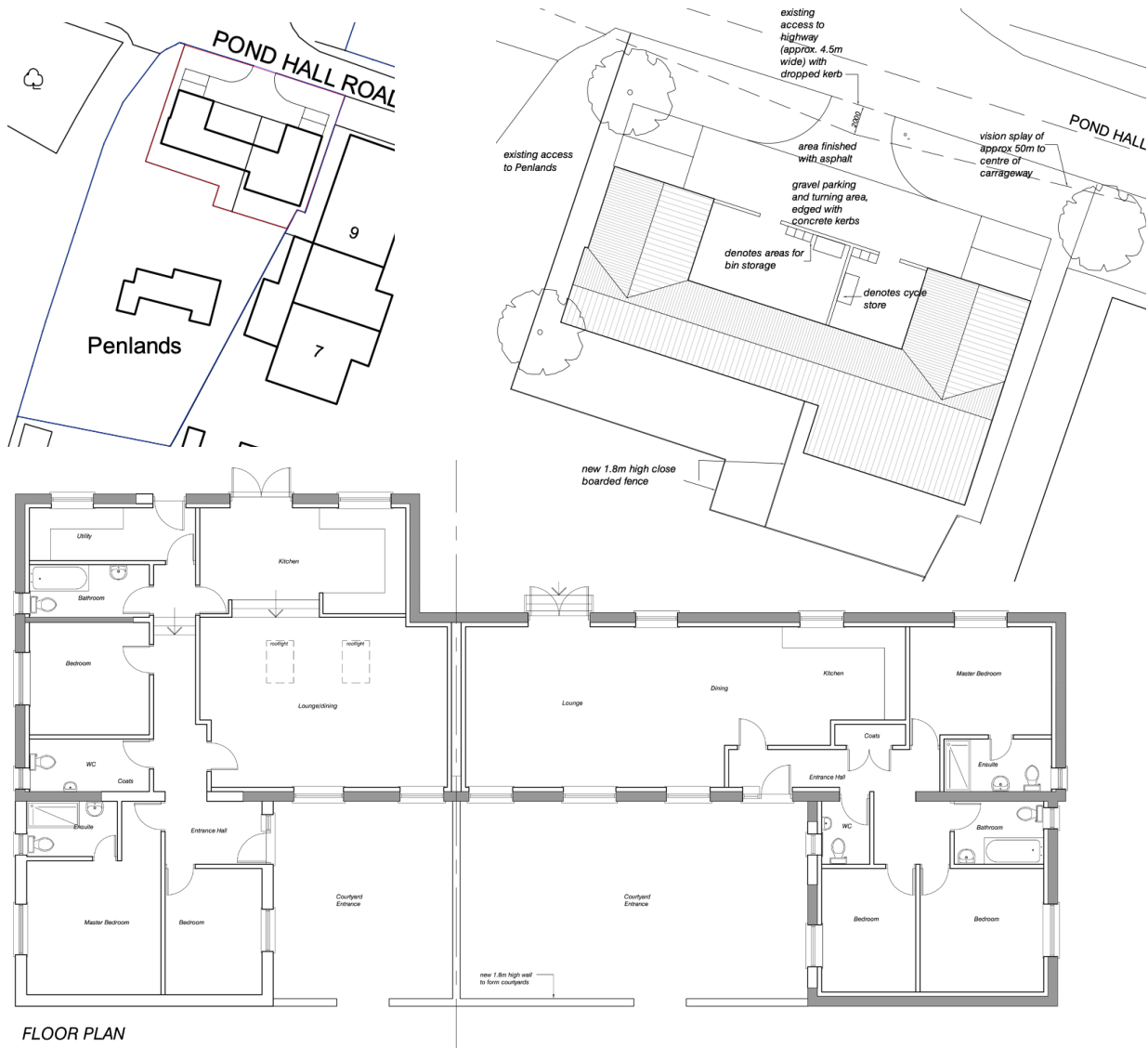
Current C (70). Potential C (75).

## Local Authority and Council Tax

Babergh with Mid Suffolk District Council  
Band F (2025)



# BARN CONVERSIONS AT PENLANDS



## 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



rightmove

onTheMarket.com

PrimeLocation.com

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