



ORCHARD HOUSE

Polstead Heath | Suffolk



Chapman Stickels





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AN IMPOSING DOUBLE FRONTED VICTORIAN HOUSE DISCREETLY POSITIONED
IN AROUND 2.6 ACRES

- Entrance hall • Reception hall • Drawing room • Sitting room • Dining room •
- Kitchen / breakfast room • Utility / boot room • Cloakroom • Main bedroom suite •
- Guest bedroom suite • 4 further bedrooms • Family bathroom • Further shower room •
- Barn / machinery store • Planning permission for 2-bay cart lodge • Orchard •
- Gardens and meadows • In all, about 2.6 acres •

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





The Property

Set well back in its secluded plot, Orchard House is believed to date from around 1880 and despite being a fine example of a late Victorian house, the property is unlisted. In 2005, a three-storey rear addition was built, which has more than doubled the original floor area. The resultant accommodation, which now covers some 3,090 sq.ft, is well-proportioned and provides an abundance of natural light throughout.

Typically for a house of its ilk, the original section provides equally sized front reception rooms set either side of a central entrance hall, both with fireplaces and bay windows overlooking the front cherry orchard. This arrangement is mirrored directly above, where bedrooms three and four offer the same proportions and attractive vista via sash windows.

The central part offers a large reception hall to one side, which is currently the main entrance point to the house. This leads through to the twin aspect dining room and kitchen / breakfast room, which are divided by twin double doors. The kitchen is fitted with solid oak units and kitchen island, black granite work surfaces and electric range cooker. The breakfast area provides a large central bay window, with French windows leading onto a rear terrace.

The remaining first floor consists of a welcoming landing with the two main rear bedrooms both providing ensuite shower rooms and views over the principal garden. The front bedrooms are served the family bathroom.

The second floor offers two further double bedrooms, each with dormer windows giving far-reaching views over the main lawn and meadows beyond. Both bedrooms share a shower room via a central landing.

Outside, the property is approached via a shingle driveway to one side, which is defined by a large front cherry orchard giving an appealing approach. The main parking area is immediately to the western side of the house, which adjoins an unsurfaced track which leads to the rear meadows. The main meadow consists of an expanse of pasture with oak saplings, all bound by established field hedges with arable farmland beyond.

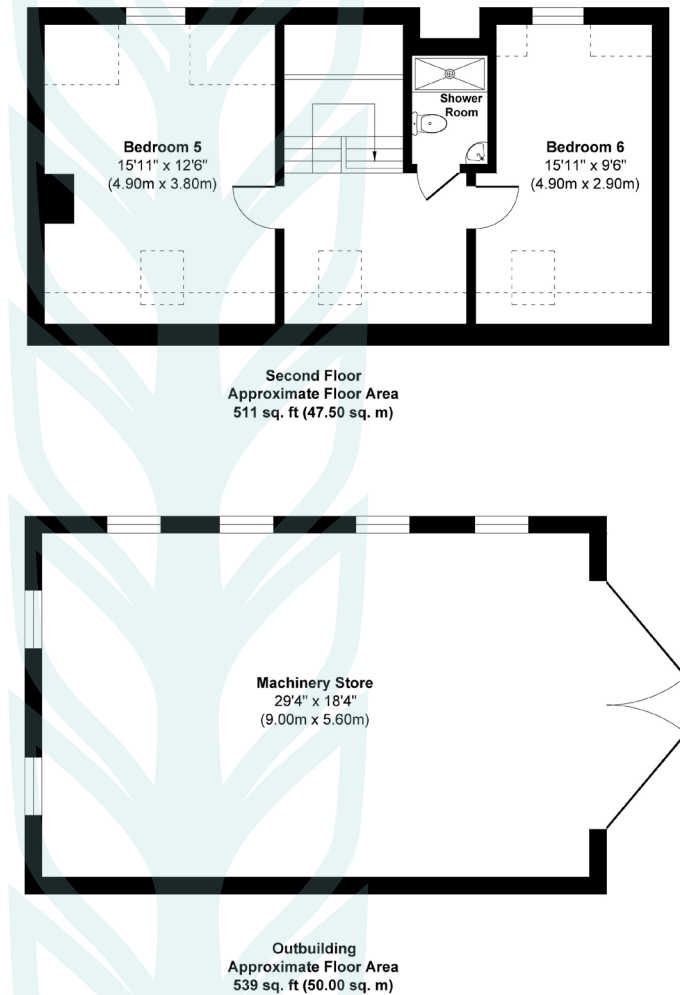
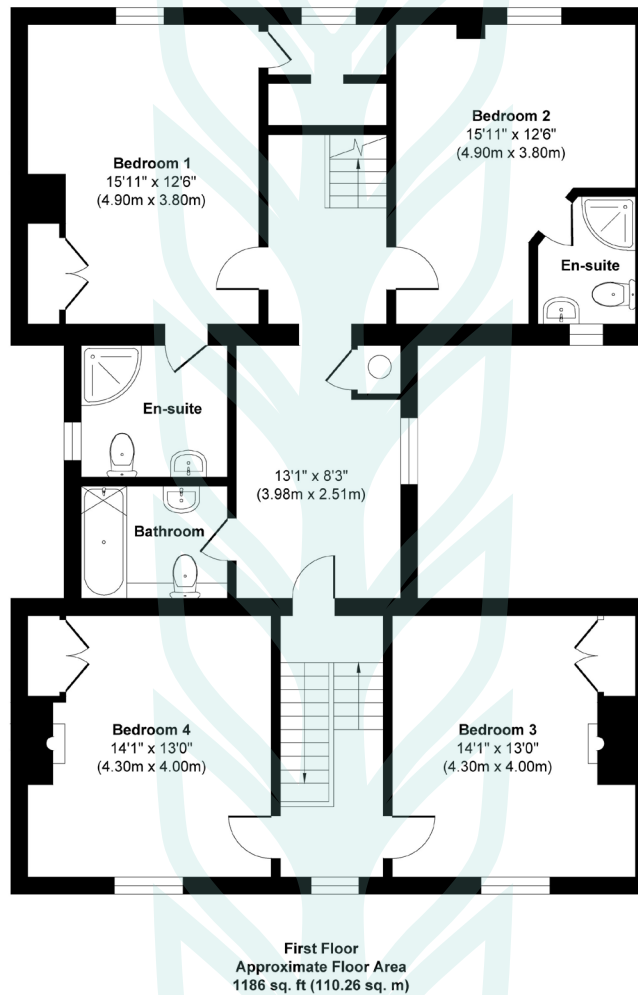
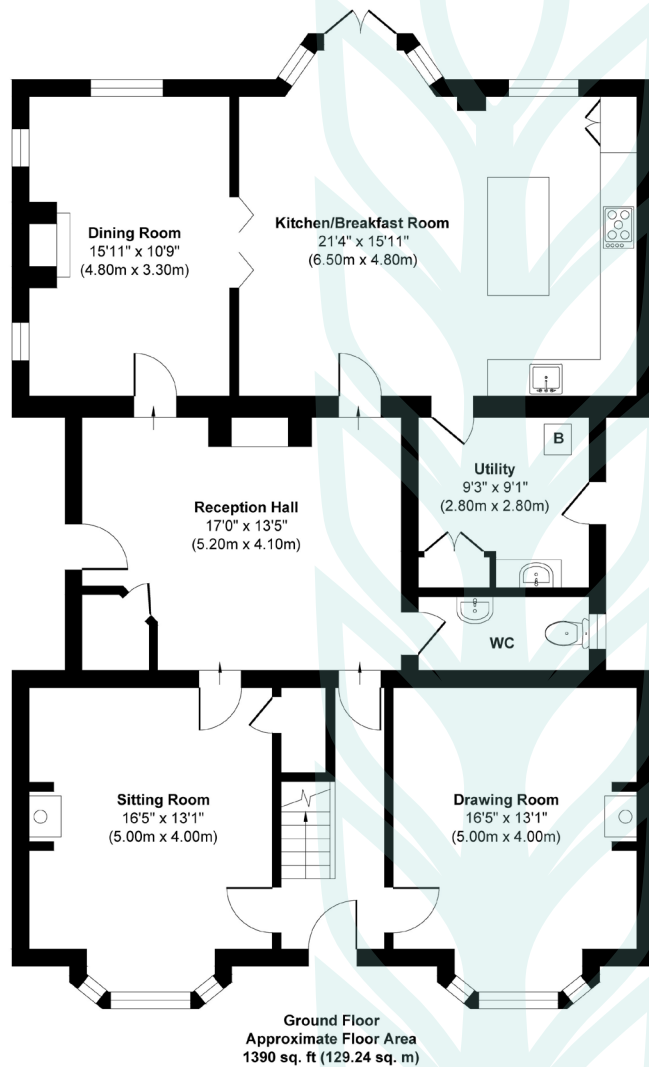
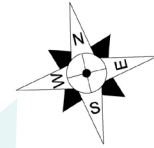
The smaller, central meadow adjoins the rear lawn by a line of mature trees which includes, apple, walnut and ash. Box hedging defines the rear patio which gives access to the dining area to the breakfast room.

Located in the front section of the main meadow is a modern barn / machinery store set on a concrete plinth. Power is connected.





Orchard House, Straight Road, Polstead Heath, CO6 5BB



Approx. Gross Internal Floor Area 3087 sq. ft / 287.00 sq. m.
Approx. Gross Internal Outbuilding Area 539 sq. ft / 50.00 sq. m.
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Agents note
Under the same planning permission which approved the extension, permission was also granted for a two-bay cart lodge. As building works have commenced, the approval has no time restraints for its construction.

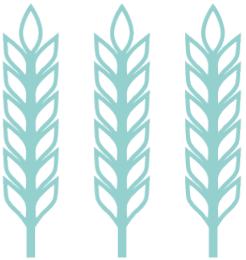
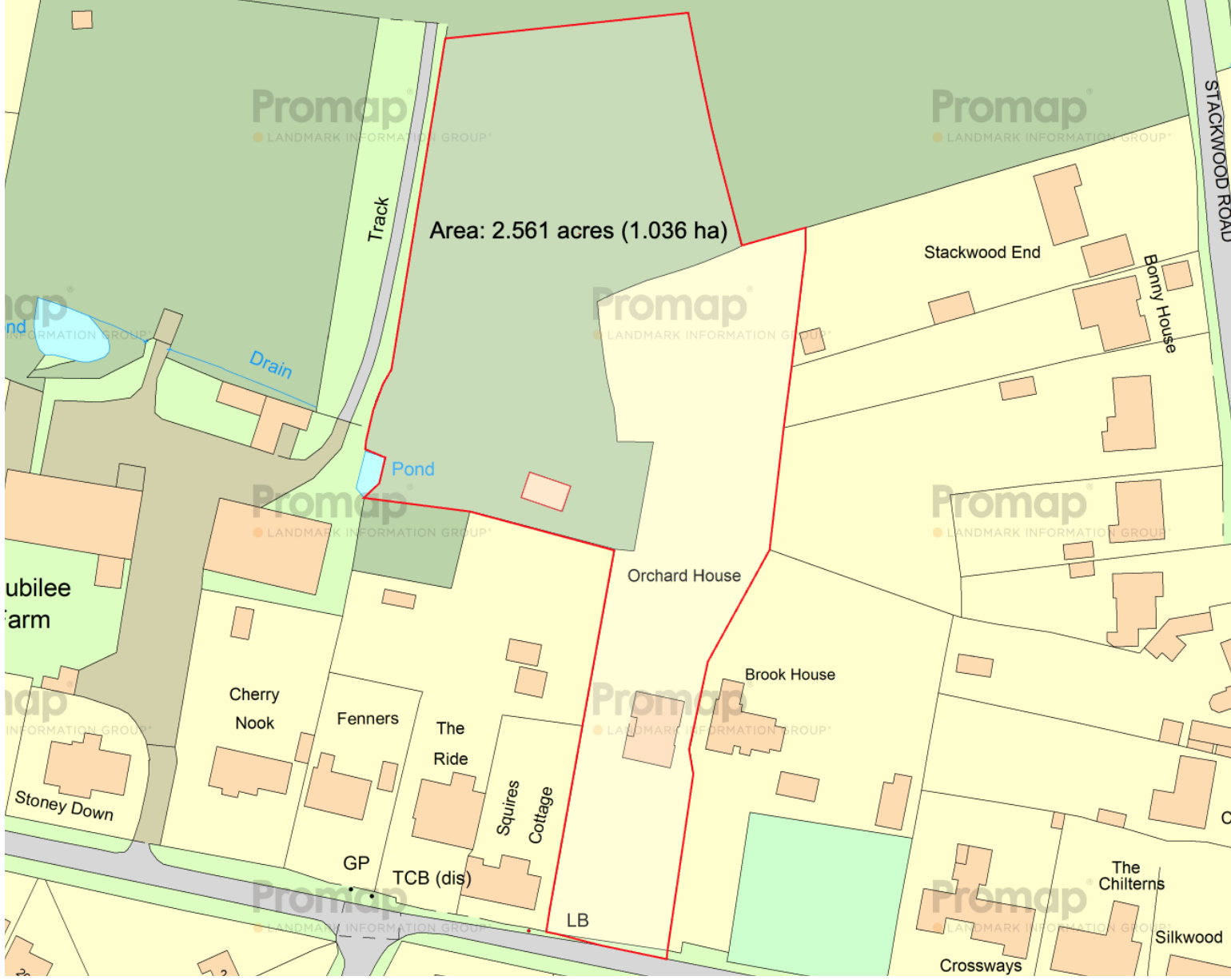
The property has recently been redecorated, and benefits from new carpets.

Location
Set in the centre of this well-regarded hamlet, Polstead Heath is a small rural community situated some 3 miles to the west of Hadleigh. Hadleigh itself provides excellent facilities including supermarket, shops, restaurants, pubs, and schools.

Services
Mains water, drainage and electricity are connected. Fibre optic broadband. Oil-fired heating.

Local Authority and Council Tax
Babergh with Mid Suffolk District Council
Band F (2024)

EPC Rating
Current D (59). Potential C (70).



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