



# 1 WHITE HART COTTAGES

Hadleigh | Suffolk



Chapman Stickels

# 1 WHITE HART COTTAGES BRIDGE STREET, HADLEIGH IP7 6DB

AN INDIVIDUAL 2-BEDROOM COTTAGE COVERING SOME 625 SQ.FT OF  
MODERNISED ACCOMMODATION TOGETHER WITH OFF-ROAD PARKING  
AND GARDEN

Colchester - 13 miles

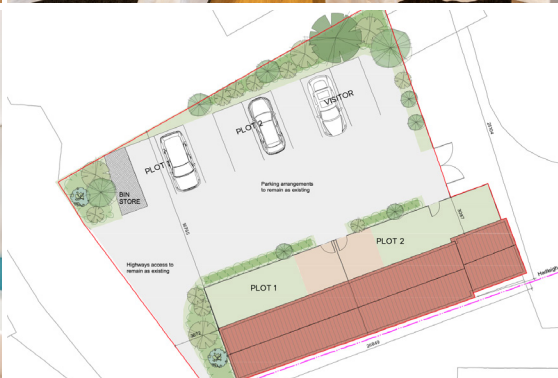
Ipswich - 10 miles

Manningtree - 9 miles

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- Entrance hall • Cloakroom • Kitchen / living / dining room •
  - Two bedrooms • Family bathroom • Off-road parking • Front gardens •







### Property

1 White Hart Cottages is the smaller of a pair of dwellings which were probably built in the late 18th century. Historically, the cottages had ancillary functions to the former White Hart pub, which is located immediately to the rear of these buildings.

In more recent times, the cottages were used as holiday accommodation, where following a successful planning application was granted for residential use. As such, the successors in title will be the first owner occupiers.

Despite their age and former relationship with the Grade II\* listed pub, the cottages are not listed. Moreover, the layout (particularly on the ground floor) offers an appealing, open plan arrangement comprising a stylishly fitted kitchen / dining / living room. The far eastern section provides a further reception room with shower room off, which caters well for the self-contained double bedroom. The main stairs lead to two further double bedrooms, which are served by a bathroom.

Outside, the property provides a cottage garden to the front, with a further 1.8 metre strip of land immediately beyond the existing shrub border, which is defined by timber edging. Parking for two cars is to the northern end of the existing car park, along with a further two spaces for visitors.

Further plans and background information for the change of use are available via Babergh & Mid Suffolk's planning portal ([www.babergh.gov.uk/planning/](http://www.babergh.gov.uk/planning/)) under reference DC/25/01294

### Location

Hadleigh is a popular historic market town situated about 9 miles from Ipswich, 9 miles from Manningtree and about 14 miles from Colchester – all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

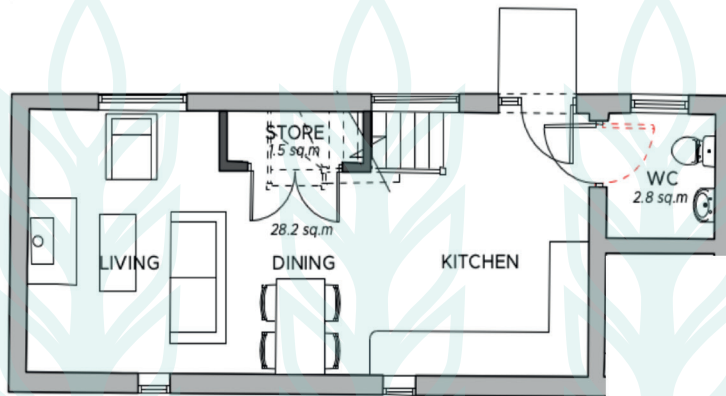
### Services

All mains services are connected. Wood burner to the central living room.

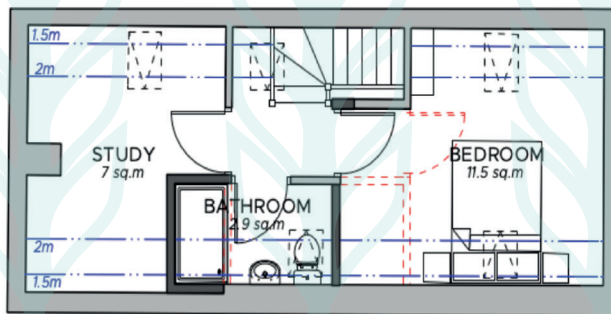
**Local Authority and Council Tax Band**  
Babergh with Mid Suffolk District Council  
Band A (2025)

**EPC Rating**  
Current C(77). Potential B(90).

# 1 White Hart Cottages, Hadleigh, Suffolk, IP7 6DB



Ground Floor



First Floor



## Chapman Stickels

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