



DAVID  
BURR

131 High Street  
Hadleigh, Suffolk

# 131 High Street, Hadleigh, Suffolk, IP7 5EJ

131 High Street, Hadleigh is a remarkable and deeply characterful period residence, believed to date back to circa 1530, occupying a prominent and enviable position in the very heart of Hadleigh's historic High Street. Held within the same ownership for the past 20 years, the property has been carefully maintained and sympathetically enhanced over the years, including the addition of an elegant Georgian façade which lends the house an impressive architectural presence and refined street appeal.

The principal accommodation is both generous and beautifully proportioned, ideally arranged for family life and entertaining alike. A series of impressive reception rooms provide exceptional versatility, including a fine sitting room overlooking the High Street and an elegant drawing room enjoying views across the garden with fitted shutters and unique painted fresco panels dating from the late 1800s by a noted local artist. A formal dining room with built-in storage offers a wonderful setting for gatherings, while a charming study provides a peaceful retreat. Throughout, high ceilings, sash windows, period fireplaces with marble surrounds, extensive storage and a wealth of original detailing create rooms of warmth, distinction and enduring quality.

The kitchen, forming part of the earliest section of the house, is fitted with bespoke wall and base units, granite work surfaces and a traditional butler's sink, complemented by tiled flooring. This welcoming space has long served as the heart of the home. A separate utility room houses the gas-fired boiler and provides space and plumbing for a washing machine and tumble dryer, ensuring practicality is thought of.

Upstairs, the sense of space continues with five well-proportioned double bedrooms. Four benefit from en-suite facilities, offering comfort and privacy for family and guests, while a further shower room serves the fifth bedroom. The arrangement provides flexibility for modern living without compromising the home's historic charm. Plenty of storage is a further benefit of note.

Outside, the beautifully enclosed walled garden is a particularly special feature, thoughtfully cultivated and lovingly maintained over time. An abundance of roses and established shrubs create a private and tranquil setting, enhanced by a large paved terrace ideal for outdoor dining and entertaining. A magnificent wisteria adorns the rear elevation, and views towards Friars Hill add to the sense of place. A garden workshop and off-street parking further enhance the practicality of the property.

The property is available in its own right or with the additional benefit of the adjoining one-bedroom cottage at 131A High Street. There is also the option to purchase the converted two-bedroom Old Coach House to the left. Such a comprehensive and flexible offering is rarely available in this highly sought-after Suffolk market town.

This property and the options of purchasing the additional properties should have great appeal for those wishing for additional incomes or those with multi-generational requirements.



- Grade II listed period house dating back to circa 1530
- Elegant Georgian frontage enhancing architectural presence
- Prime position on Hadleigh's historic High Street
- Five generous double bedrooms, four with en-suite facilities
- Impressive reception rooms including Sitting room, drawing room, dining room and study
- Wealth of period features including sash windows, high ceilings and marble fireplaces
- Beautiful 19th-century fresco panels to Drawing Room

- Bespoke kitchen with granite work surfaces and butler's sink
- Separate utility room for added practicality
- Beautifully enclosed walled garden with terrace and mature planting
- Views towards Friars Hill and attractive wisteria-clad rear elevation
- Off-street parking and useful garden workshop
- Option to purchase adjoining cottage and two-bedroom converted Coach house for flexible living or income potential



Hadleigh is one of Suffolk's most desirable and historic towns, renowned for its wealth of medieval and Georgian architecture, thriving High Street and strong sense of community. The property's central position places a wide range of independent shops, cafés, restaurants and everyday amenities just moments away, while the surrounding countryside offers picturesque walks and rural pursuits. The town is well placed for access to Ipswich, Colchester and mainline rail services to London, making it an appealing choice for those seeking a balance between country living and connectivity.

The combination of rich heritage, generous accommodation, private gardens and additional ancillary options makes 131 High Street a rare and distinguished opportunity. Its prime location within a vibrant and historic town, together with its architectural significance and adaptability, ensures it will appeal to discerning purchasers seeking both character and convenience in equal measure.



**AGENTS NOTE:** The properties either side are also available to purchase from the same vendors.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. gas fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** The property is Grade II listed and therefore exempt.

**WHAT3WORDS:** crunches.cups.supporter

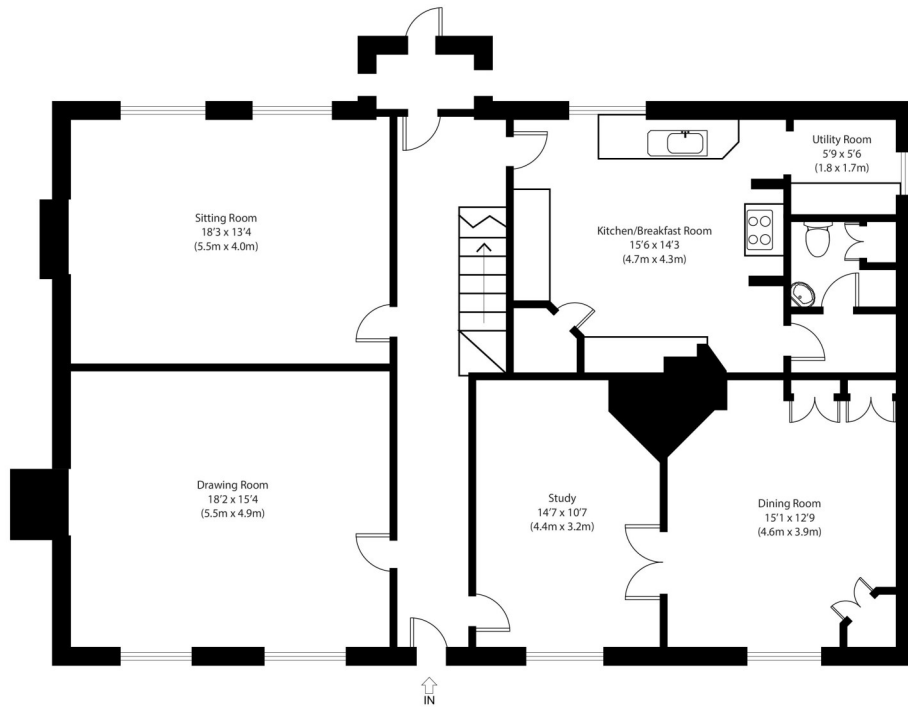
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

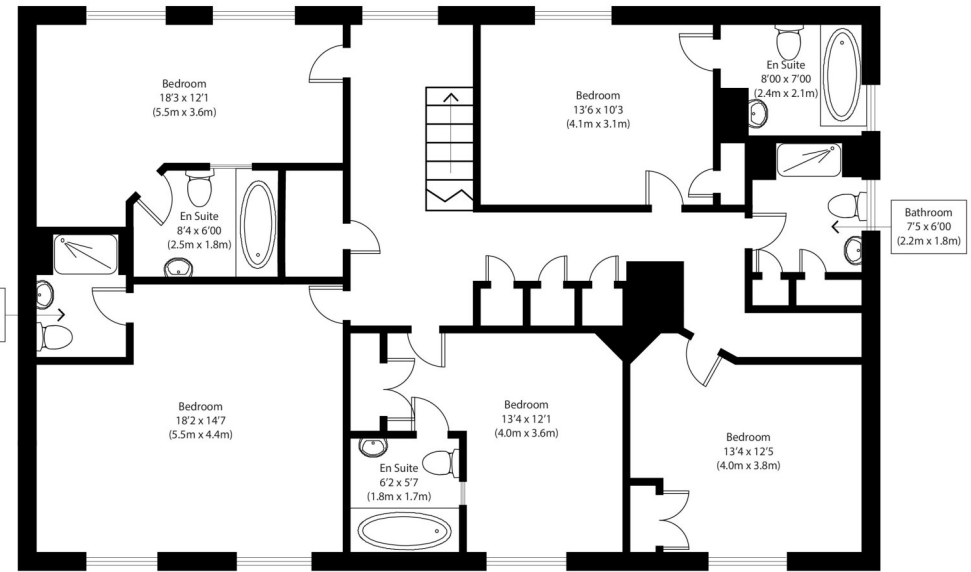
**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor



First Floor



## Approximate Gross Internal Area 2935 sq ft (273 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright [www.photohausgroup.co.uk](http://www.photohausgroup.co.uk)

