

**NP** NICHOLAS  
PERCIVAL

**For Sale.** 10 High Street  
Hadleigh, Ipswich, Suffolk, IP7 5AP

Incorporating **BS** BIRCHALL  
STEEL





## 10 High Street, Hadleigh, Ipswich, Suffolk, IP7 5AP

Presented to the market is this charming Grade II listed town house in the heart of the popular market town of Hadleigh, Suffolk. The property (which its believed dates back to the 16th Century) displays a wealth of character including exposed timbers, beams, brickwork, vaulted ceilings and impressive Crown Post.

With four bedrooms, three shower rooms, three reception rooms, ample off road parking with detached double garage and cellar, the property offers generously proportioned flexible accommodation to suit the requirements of the new owner.

### Agents Notes

Grade II Listed | Situated in the Hadleigh Conservation Area

Tenure Freehold | Gas Central Heating

Council Tax Band E

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website : <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.



## The Property

The property opens to a spacious entrance hall providing access to the front drawing room with exposed brick inglenook fireplace (not presently used) and useful storage cupboard. From the sitting room, the rear hallway (with storage cupboard) allows access to the cellar, ideal for a wine collection, and in turn leads through to the spacious family / dining / sitting room, again with inglenook fireplace and cosy log burner.

The dual aspect kitchen / breakfast room offers space for a freestanding washing machine, dishwasher, gas cooker and fridge-freezer. Ample storage is provided which includes a useful pantry within which there is a water softener.

The study provides a dedicated space for those that work from home, and in common with much of the home maintains the period feel of the property with numerous exposed timbers.

The ground floor is completed by a shower room with shower cubicle, wc, pedestal handbasin and heated towel rail.

Ascending the stairs to the first floor, the generous double bedroom to the front of the property benefits from an ensuite shower room, characterful wrought iron fireplace and small built-in wardrobe.

The second bedroom to the rear of the property has a vaulted ceiling with cross beam, plenty of built-in wardrobe space and a “secret” trap door to the floor below. Bedroom three is a good sized double, presently used as a twin room, whilst bedroom four, with Crown Post, is a well-proportioned single.

The family shower room completes the internal accommodation and is comprised of a shower cubicle with both rainfall head and mixer attachment, wc, pedestal handbasin and heated towel rail.

## Outside

Whilst the property to the front is accessed from the High Street, the gravelled driveway and detached double garage are accessed via Magdalen Road, providing ample parking for several vehicles.

The garage has power and water connected, and adjacent to it is a log store.

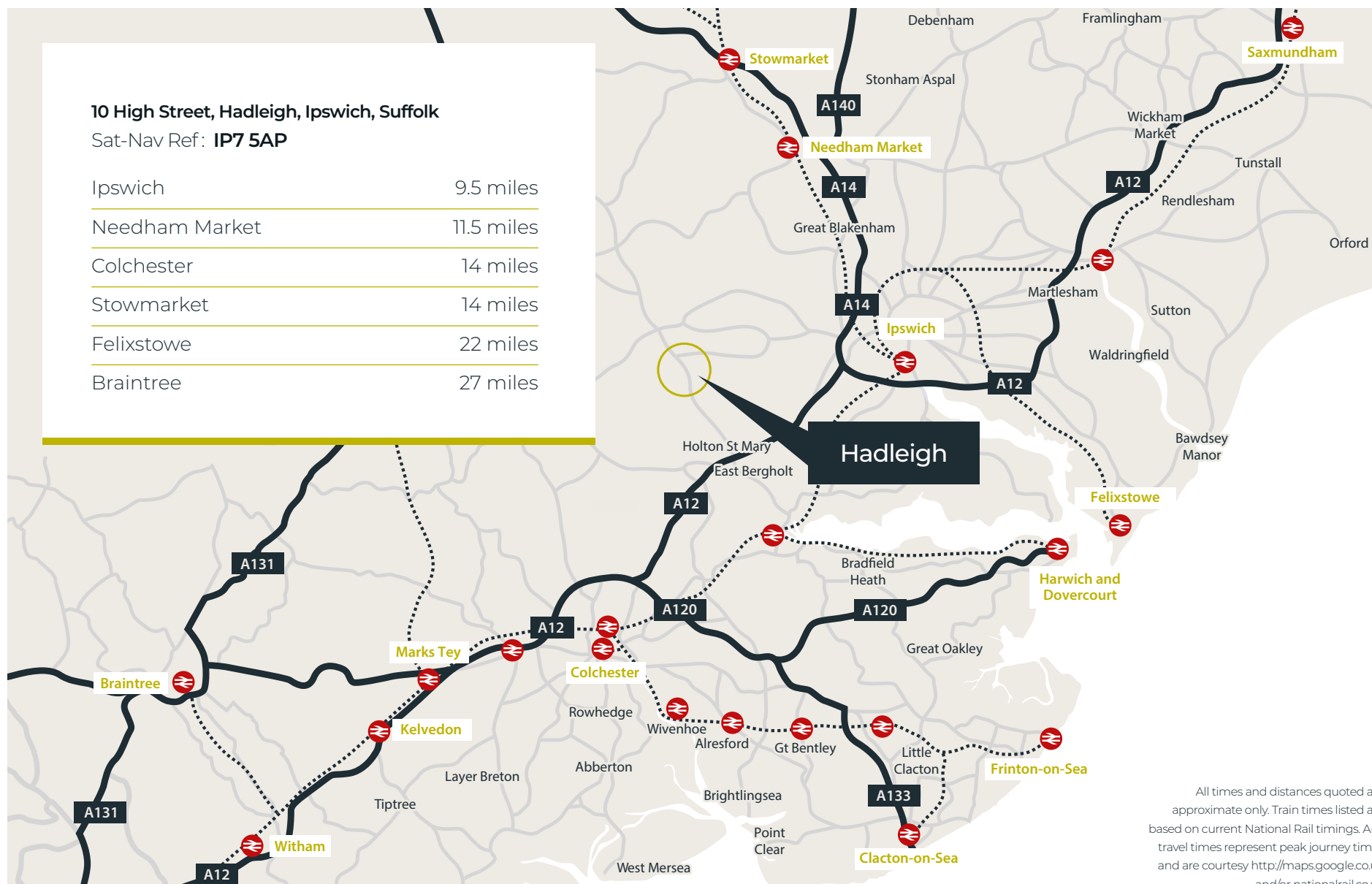
The enclosed courtyard style garden provides a peaceful retreat and a lovely space for the entertainment of friends and family. The garden features a Victoria plum tree, apple tree, other mature trees and shrubs, lawn and ornamental pond.

A side gate allows pedestrian access to the high street via the neighbouring property.

**10 High Street, Hadleigh, Ipswich, Suffolk**

Sat-Nav Ref: **IP7 5AP**

|                |            |
|----------------|------------|
| Ipswich        | 9.5 miles  |
| Needham Market | 11.5 miles |
| Colchester     | 14 miles   |
| Stowmarket     | 14 miles   |
| Felixstowe     | 22 miles   |
| Braintree      | 27 miles   |



All times and distances quoted are approximate only. Train times listed are based on current National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)



## Living in Bures

The property is conveniently located in the heart of the picturesque market town of Hadleigh with its array of historic buildings and an eclectic mix of independent shops and eateries. The town's original wealth was created by the wool trade and as such Hadleigh forms one of the famous Suffolk wool towns located in and around the local area.

The town places host to the annual Hadleigh agricultural show, one of the longest established in East Anglia. Sports enthusiasts are well catered for with both town football and rugby teams, in addition to the towns sports centre. The local primary and secondary schools are within walking distance, and both rated as 'Good' in the latest Ofsted reports.

Hadleigh is conveniently located between the towns of Sudbury, Ipswich and Colchester which offer a broader range of facilities.

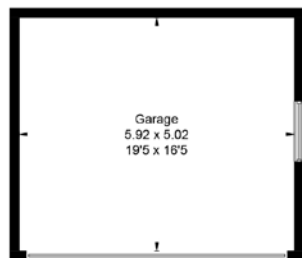
The A12 is easily accessible and both Colchester and Ipswich offer main line rail services to London and Norwich.

The local countryside is particularly appealing with both the Dedham Vale and Stour Valley close at hand, making Hadleigh the ideal base to enjoy all the attractions the wider area has to offer.

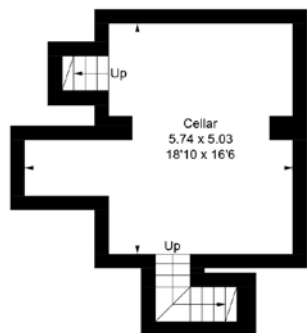




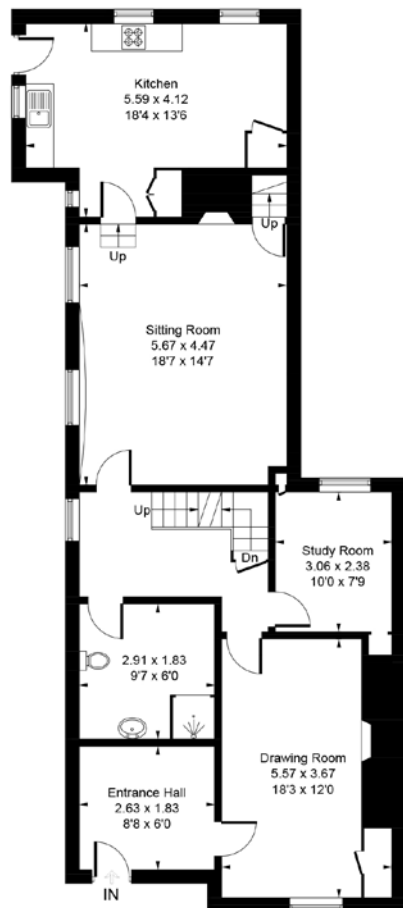




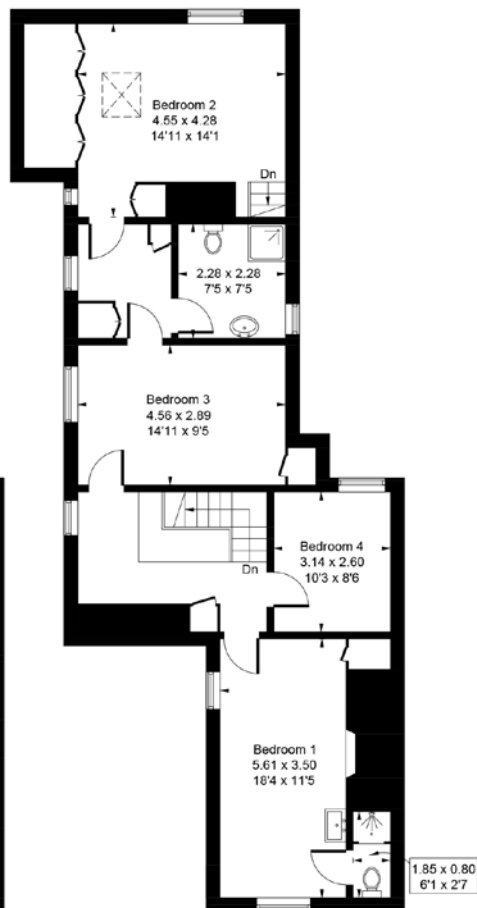
(Not Shown In Actual Location / Orientation)



**Cellar**



**Ground Floor**



**First Floor**

## 10 High Street, Hadleigh, IP7 5SA

Approximate Gross Internal Area = 2097 sq ft / 194.8 sq m

Cellar = 261 sq ft / 24.3 sq m

Garage = 319.79 sq ft / 29.71 sq m

Total = 2677.79 sq ft / 248.81 sq m

Illustration for identification purposes only. Measurements are approximate and not to scale.







Viewing is strictly by appointment with the Sole Selling Agents.



01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk  
Sara Wilson | SWilson@nicholaspercival.co.uk  
Julie Willats | JWillats@nicholaspercival.co.uk

[nicholaspercival.co.uk](http://nicholaspercival.co.uk)

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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