



8 STATION YARD

Hadleigh | Suffolk



Chapman Stickels





Chapman Sticks

CHAIN FREE - AN EXCEPTIONAL SEVEN BEDROOM GRADE II LISTED MALTINGS CONVERSION COVERING SOME 4,350SQ.FT OF VERSATILE ACCOMMODATION WITH GARDENS AND PARKING

- Porch • Entrance Hall • Open plan kitchen / breakfast room • Utility •
- 2 Reception rooms • 7 bedrooms • 2 cloakrooms • 2 bathrooms (1 ensuite) •
- Carport • Additional off road parking • Gardens •

Ipswich - 9 miles / Manningtree - 10 miles / Colchester - 13 miles





The Property

Combining period charm with a stylish contemporary edge, 8 Station Yard is a substantial mid-19th Century townhouse discreetly positioned within a small, bespoke development of similar properties.

Converted in 2001, the property forms a considerable part of the former Wilsons Corn Mill site, and as such the accommodation is extensive and versatile. Presented to a high standard, this stunning four-storey house provides much natural light, where the majority of the rooms are twin aspect, owing to the property being essentially end terrace. Of particular interest, is the full-height side window which is an attractive feature to the entrance hall and to the landing areas above.

The ground floor accommodation comprises an open-plan kitchen / breakfast room which is ideal for modern family living, with separate utility room and cloakroom. The four reception rooms are on the first floor which are arranged around a central atrium, with the main sitting room displaying massive pine tie beams and steel rod-ties, which are an attractive feature throughout the house. Two of the reception rooms are versatile, offering the flexibility to become additional bedrooms making it a 7 bedroom home if required.

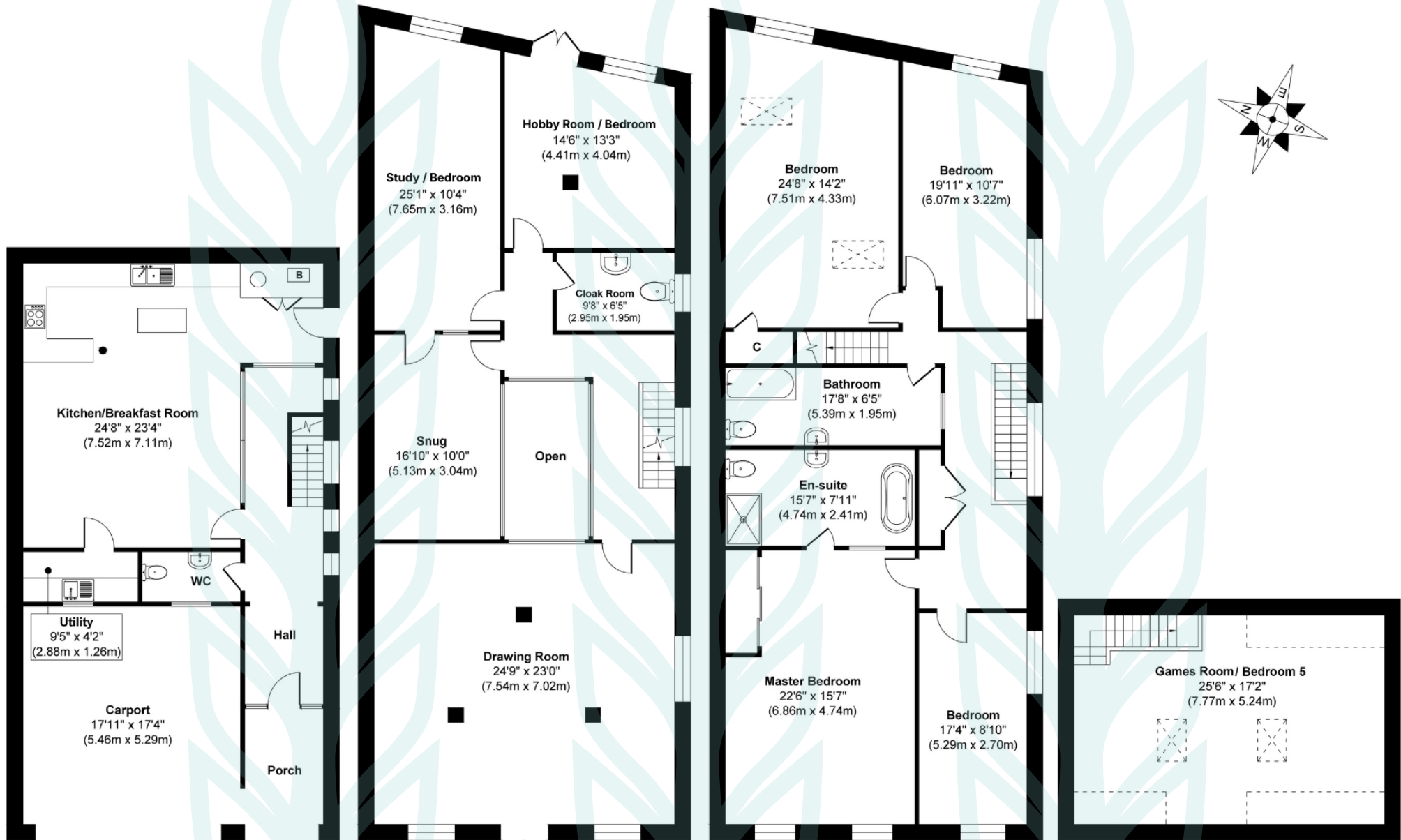
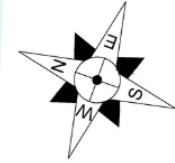
The second floor provides 4 bedrooms, and of particular note is the impressive principal bedroom with further Victorian features, and en-suite bathroom. On the third floor is a further bedroom which also lends itself to being a games room, and provides adequate space for an ensuite, if required.

Outside, the property offers a twin carport with electric car charging points, and ample off-road parking to the front. To the rear of the house lies a split level south-east facing garden, which has recently been attractively landscaped wrapping around all sides of the house providing plenty of room to enjoy the sunshine at different times of the day.





No 8, Station Yard, Hadleigh, IP7 5TG



Ground Floor
 Approximate Floor Area
 803 sq. ft
 (74.66 sq. m)

First Floor
 Approximate Floor Area
 1555 sq. ft
 (144.53 sq. m)

Second Floor
 Approximate Floor Area
 1559 sq. ft
 (144.84 sq. m)

Third Floor
 Approximate Floor Area
 438 sq. ft
 (40.71 sq. m)

Approx. Gross Internal Floor Area 4356 sq. ft / 404.75 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Services

We understand all mains services are connected.

Local Authority and Council Tax Band
Babergh & Mid Suffolk District Council.
Band G.

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.



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