



DAVID
BURR

George Street
Hadleigh

41 George Street, Hadleigh, Ipswich, Suffolk, IP7 5BD

This charming Grade II listed period cottage occupies a highly accessible and central position within the sought-after market town of Hadleigh. Beautifully presented throughout, the property offers characterful accommodation enriched by a wealth of original period features, including exposed timbers and studwork, red brick fireplaces, and attractive oak flooring.

The sitting room provides a particularly inviting space, centred around a striking brick fireplace with wood-burning stove, with an adjoining area that is ideal for dedicated dining.

A well appointed and layout out modern kitchen creates a practical yet characterful flow to the ground floor and includes integral appliances including four ring hob, electric double oven, Belfast sink and a quartz worksurface. Additional ground floor accommodation includes a rear hall with stable door, cloakroom, and a stylishly finished shower room.

Upstairs, the property continues to impress with two well-proportioned bedrooms, both enjoying charming character features such as exposed timbers and oak flooring. The principal bedroom benefits from generous ceiling heights and built-in storage, while the second bedroom enjoys pleasant views over the rear gardens.

Externally, the property is complemented by a delightful porcelain terrace ideal for entertaining, a koi pond, and beautifully maintained gardens featuring mature planting and a timber-framed, fully insulated summer house with power connected—offering excellent versatility for use as a home office, studio, or leisure space.

This property should be viewed to fully appreciate its character and charm.

Grade II listed period cottage with abundant character
Central and highly convenient location within Hadleigh
Beautifully presented accommodation throughout
Wealth of original features including exposed timbers and studwork
Attractive oak flooring to principal rooms
Sitting room with red brick fireplace and wood-burning stove
Well-equipped kitchen with granite worktops and fitted appliances

Ground floor shower room and additional cloakroom
Two well-proportioned bedrooms with character features
Generous ceiling heights to the principal bedroom
Attractive sandstone terrace ideal for entertaining
Landscaped rear gardens with mature planting and koi pond
Insulated timber-framed summer house with electricity
Excellent access to local amenities, countryside walks, and transport links



Hadleigh is a highly desirable Suffolk market town renowned for its rich history, attractive architecture, and strong sense of community. The property is conveniently positioned within easy reach of the town centre, where a wide range of amenities can be found, including independent shops, cafés, restaurants, and everyday services. The town also benefits from well-regarded schools and leisure facilities and excellent transport links to nearby towns such as Ipswich, providing access to mainline rail services to London.

The surrounding countryside further enhances the appeal of this location, offering an abundance of scenic walks, cycling routes, and outdoor pursuits. Hadleigh's blend of historic charm and modern convenience makes it an ideal setting for both full-time residence and weekend retreat, with the Suffolk Coast and Dedham Vale Area of Outstanding Natural Beauty within easy reach.



AGENTS NOTE: A right of way exists to the rear of the row of cottages for the respective owners across the gardens to the street.

TENURE: Freehold

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

EPC RATING: N/A

WHAT3WORDS: mops. tougher. verb

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

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.

Approximate Gross Internal Area
Main House 715 sq ft (66 sq m)
Outbuilding 200 sq ft (19 sq m)
Total 915 sq ft (85 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





