



Grier & Partners



THE WHITE HORSE, STONE STREET, HADLEIGH,
IPSWICH, SUFFOLK, IP7 6DN
ASKING PRICE OF £675,000





INTRODUCTION

this some 4413 square foot building has over time enjoyed a colourful history and range of uses, as such there is a wealth of period features and quirks throughout the building which emphasise the charm of what is on offer. With planning permission in place for full conversion to a substantial residential property and a full 1.2 acres of land (STS) we highly recommend a viewing to take in this intriguing property, full of potential.



Proposed North Elevation
1:100

INFORMATION

originally completed in 1468 and extended and altered over the following 555 years to present the expanse of accommodation available today. The property benefits from an oil fired central heating system to radiators throughout and hot water via immersion tank. Electrics are supplied via a modern RCD protected system with dual supplies to the property. Fully fitted alarm system.

Situated to the rear of the property and buried underground a 2000 litre LPG gas tank has been installed, this gives an owner the flexibility, if required to alter the fuel supply.

Drainage is via a private system installed to the rear of the property with a percolation system to gravel.

CURRENT USE

the building is currently classified as a public shop A1 class and is subject to business rates at circa £8,500 p/a. The existing accommodation at the property on the first floor is being used for storage purposes and is therefore not subject to council tax.

PLANNING CONSENT - DC/21/02473 -

has been granted for a full conversion and remodelling of the property as it stands to residential use. Once implemented the property will benefit from five spacious bedrooms and an abundance of living space over the fullness of the building. The permission granted has been designed to make the very best of the open plan nature of the building with extensive open space and a large kitchen dining room overlooking the garden.

HADLEIGH

is a particularly well regarded small local market town situated next to the River Brett, with the widest range of facilities including good local shopping including a supermarket, public houses, restaurants, both junior and senior schools, doctors surgery, parish church of St Mary's and other denominations. There is a public swimming pool again within a few minutes walk, numerous voluntary organisations, clubs and associations.

SERVICES

mains water, electric and broadband are connected to the property. Local Babergh District Council contact 0300 234 56 -



Proposed South Elevation
1:100



Proposed East Elevation
1:100





ACCOMMODATION

in total some 4413 square feet of usable space split over a number of levels throughout this historic building. On the:

FIRST FLOOR

are located three former bedrooms all of ample size and with windows and exposed beams, furthermore a functioning shower room to the far end provides a useable bathroom. Landing with windows to the rear and stairs descending to the:

GROUND FLOOR

hall with doorway from the front courtyard and door into the:

FORMER KITCHENS

this extensive space is fitted out for use as a full scale commercial kitchen with defined preparation areas, washing facilities storage and freezer space ceiling lighting and a pizza oven. Windows overlooking the rear garden and a secure door to the terrace. Double doors back into the:

UPPER SEATING AREA

running the width of the building from the kitchen with wooden flooring, tiled support beams and down lights, the space then gives access down a set of steps to the:

LOWER DINING AREA

with picture windows and double doors to the rear garden and terrace, further ceiling lights.

TO THE FRONT

of the building are a series of SNUG ROOMS these spaces occupy the very oldest part of the building and benefit from a wealth of period features and beams including feature fireplaces, windows to the front and opening back into the main body of the building.

ENTRANCE

from the parking area via a secure door into the outer hall with the toilet facilities ahead comprising three separate well fitted areas. Turning right though a glazed door over a brick floor into the main bulk of the building.





OUTSIDE

to the side and accessed via gated entrance from the road an extensive car parking area laid to gravel around a central bed provides practical parking space. This gives way via a gap in the hedge to the:

PADDOCK GARDEN

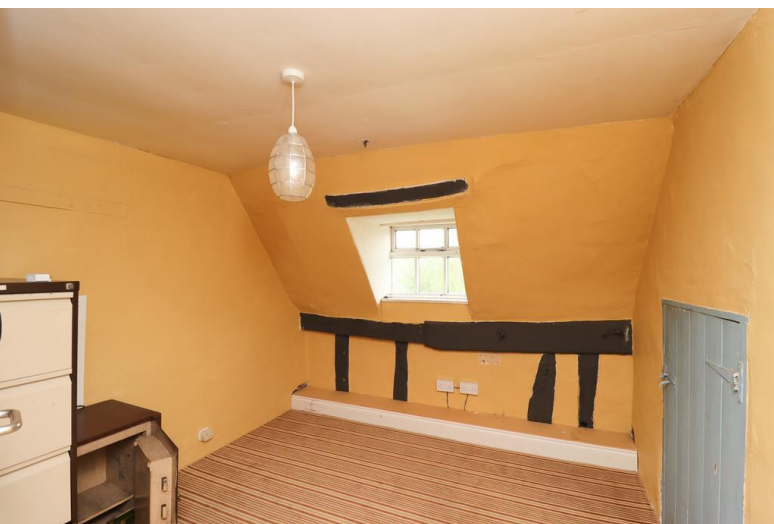
laid to grass with mature trees to the rear boundary and fencing to the sides, this generous garden space can be utilised for a great variety of purposes, open though to the:

PUB GARDEN

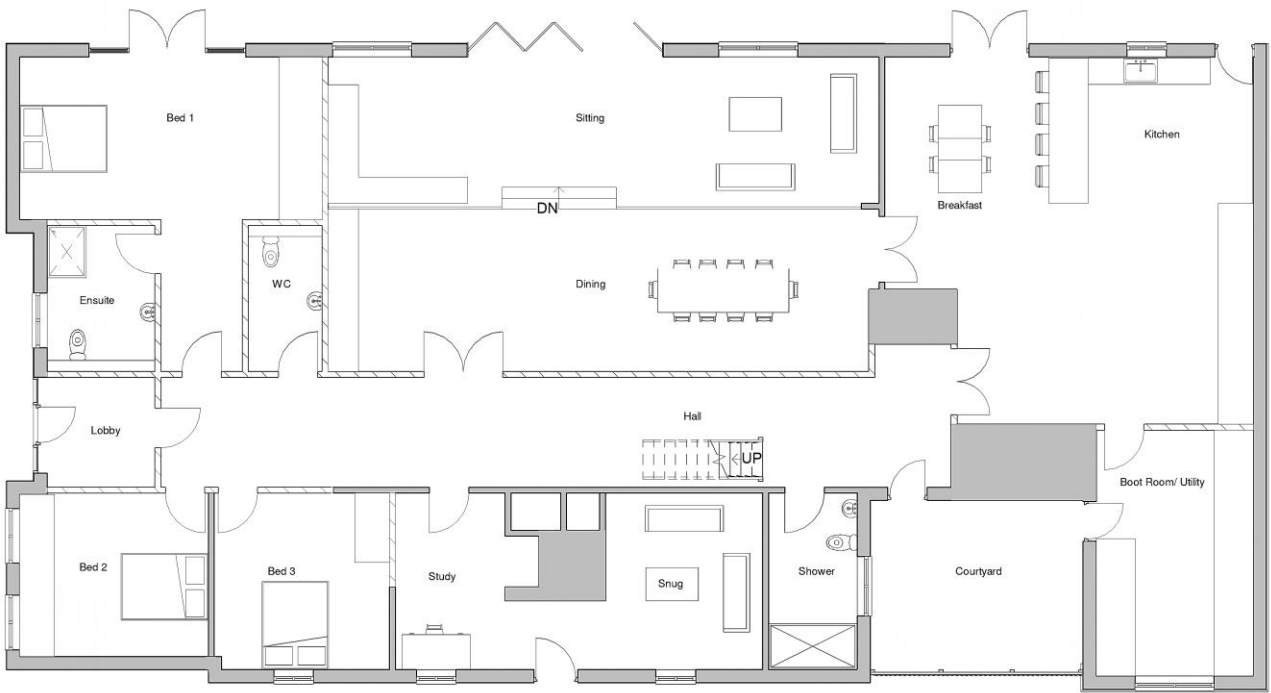
this space formally was utilised for outside dining and as such the lawned area is followed by an expansive area of terrace including raised sections adjacent the rear of the property, taking in a Southerly aspect and enjoying day long sunshine. Further area of terrace screened off to the rear of the kitchen itself.







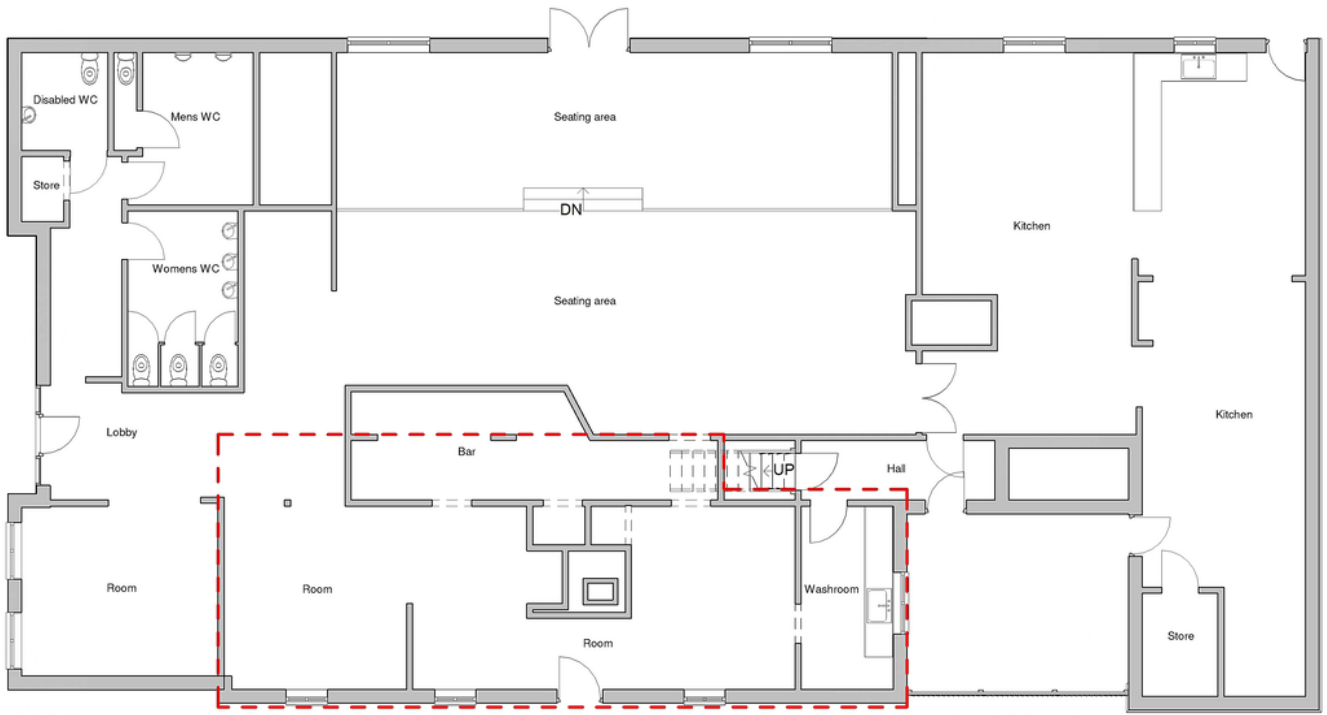




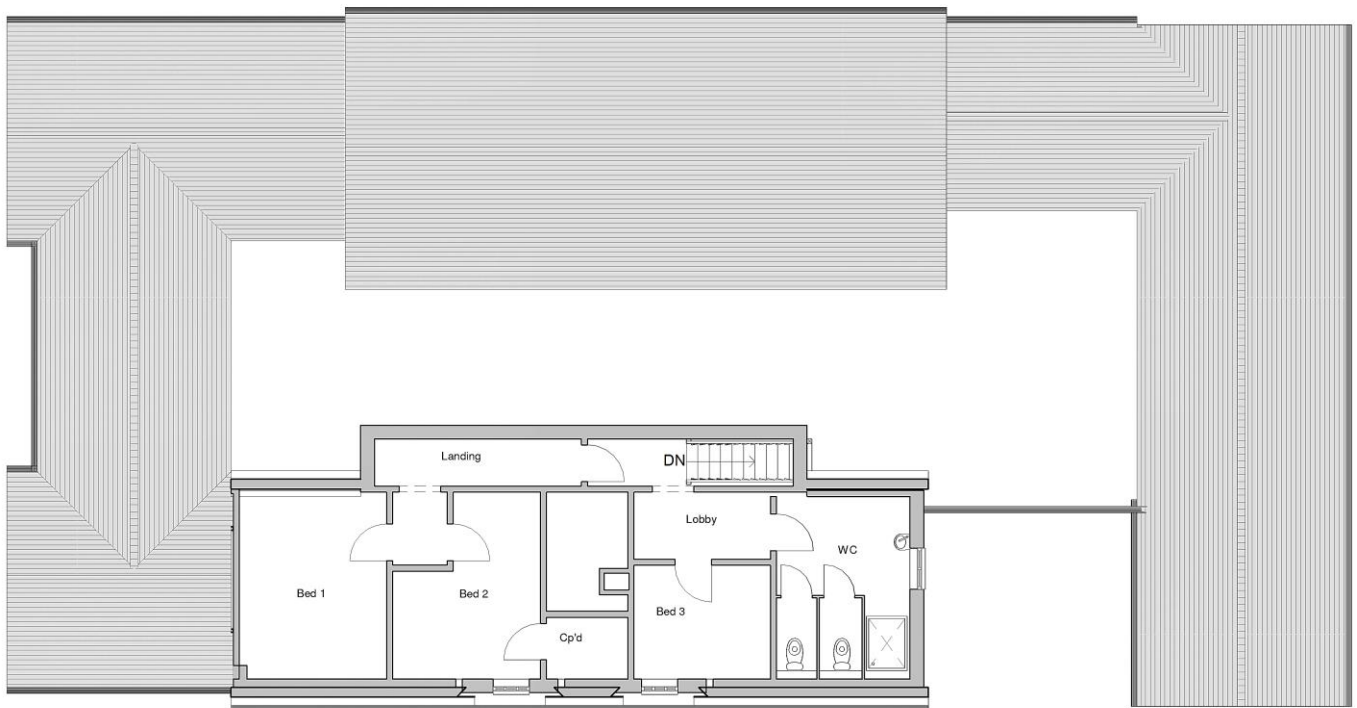
Ground Floor as Proposed
1:100



First Floor Plan as Proposed
1:100



Ground Floor as Existing
1 : 100



First Floor Plan as Existing
1 : 100