



EH

EXQUISITE
HOME

CENTURIES OF HISTORY

Sitting between Ipswich and Sudbury is the ancient market town of Hadleigh. It was awarded a market charter in 1252 and by 1275 had a grammar school, which is sadly no longer there, proof of its wealth and status. Like many towns in East Anglia, it derived much of its prosperity from the wool and cloth trade and today, the fine Guildhall and many listed buildings are proof of this wealth. There are 246 listed buildings in the town, four Grade I, twenty seven Grade II* and the rest Grade II. The Grade I listed Deanery Tower is all that remains of a late fifteenth century palace. Hadleigh is a thriving and successful community with an annual agricultural show, regular farmers' markets, a busy community centre which organises year-round events, a number of sports clubs, a swimming pool and plenty of pubs, cafes, restaurants and shops. The River Brett curves around the town, spanned by an historic bridge. The East Anglian School of Painting and Drawing was founded at Benton End House in 1940 and alumni include Maggi Hambling and Lucian Freud. Transport links are good with the A12 running to the east of the town, up to Lowestoft in the north and south to Ipswich, Colchester, Chelmsford and London. Nearby Manningtree Station connects to London, Cambridge and Ipswich.





A Warm Welcome

Standing on the historic high street is this stunning landmark building, constructed in the seventeenth century and Grade II listed. The present owners bought it in 2021, falling in love with it as soon as they walked into the splendid entrance hallway. For such an ancient building, it has plenty of space, no awkward poky corners and a wonderful flow with the rooms arranged in such a way that one can go right around in a circular motion and return to the place one started. The two staircases connect the two storeys effectively and the owners saw at once that they could bring the house back to life. As artists themselves, they were enchanted to find that the house had belonged to Glyn Morgan, a disciple of the East Anglian School of Painting and Drawing at Benton End. They set about redecorating and renovating while retaining the integrity of the building and its many period features. The house is now decorated in heritage colours and the owners have succeeded in creating a contemporary living space in an ancient building with great élat. There are two dedicated parking spaces at the back of the house as well as a charging point for an electric car. The front door opens into the remarkable entrance hallway with the original brick floor and many exposed beams and studwork. A splendid staircase with polished newel posts winds up to the first floor and there is a useful understairs cupboard. An original wooden arch leads through to the living/dining room with its huge brick inglenook fireplace with oak bressumer beam, wooden floor and open studwork. One supporting beam has been hollowed out to show the original twigs used to build some of the house. There are built in shelves to the right of the fireplace in an alcove and this beautiful room is a wonderful family space. Illuminated by sunlight in the summer and cosy in winter, it is ideal for relaxing, reading, playing games, drawing or socialising.

To the rear of the hallway is a useful cloakroom and next to this is the inner lobby which opens into the utility room. The owners have employed thoughtful and appropriate design for the kitchen/breakfast room in this beautiful house. When a room is nearly five hundred years old, it is best to acknowledge its age while putting in a kitchen appropriate for our times. The mix of ancient and modern really works here, with freestanding stainless steel units and solid wood works tops, marble counters and splashback behind the oven. All the appliances are freestanding and there is a large exposed brick chimneybreast with oak bressumer beam, exposed beams and a door into the garden offering delightful views. The owners opened up the breakfast room when they moved in and eat there as a family most days. A side door to the property opens into a little hall where the office and snug can be found. The large office with its generous window through which natural light streams is large enough for both of the owners to work from home. In the past, they have used it as a playroom for their children and it is a flexible and versatile space. The second staircase connects to the landing and shower room on the first floor from here. The snug completes the accommodation on the ground floor, a cosy little room connected to the kitchen which is where the children tend to play and do their homework. It could easily be used as a TV room and is an excellent extra reception when entertaining.





"...the integrity of the building and its many period features have been retained..."







"...perhaps, more than any other part of the house, this part tells the story of a long life..."



A Myriad of Period Features

The principal staircase and the second staircase in the study both rise to the remarkable landing, almost a room in itself, which perhaps more than any other part of the house tells the story of a long life. A beautiful original Tudor window with red and green glass forms part of the study staircase and on the landing itself there are notched beams, exposed brickwork, original studwork and any number of clues to the original layout of the house. As is the case downstairs, on this floor, in spite of the age of the building, there are large rooms with high ceilings and plenty of light and the layout is extremely versatile. There are three large double bedrooms, one with a built in cupboard and two small doubles, all with many delightful period features. The three piece family bathroom has painted wooden floorboards, smart white tiled walls and a very deep freestanding bath with shower over. Next door is a shower room with a beautiful vintage cupboard with double ceramic sink and two mirrors, ideal for a couple. There is also a separate toilet. The owners have decorated this floor in heritage colours and pulled off the tricky feat of retaining the house's historic character while transforming it into a comfortable, contemporary family home.





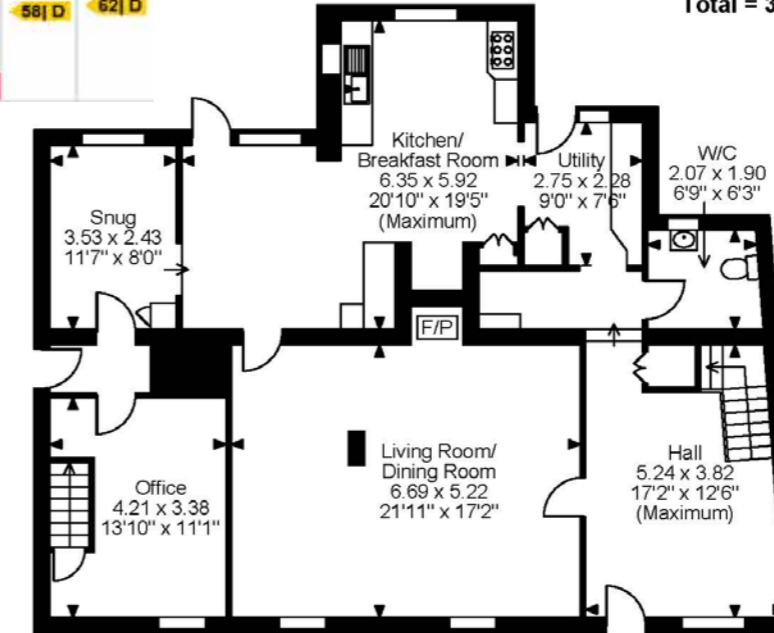
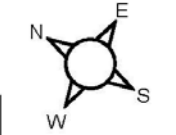
LOCATION

The back garden is framed with a mellow brick wall, a nod to the age of the house on the High Street with a paved area ideal for al fresco dining and entertaining. There is a greenhouse at the back, the ideal home for bumper summer crops of tomatoes and the rest of this part of the garden is laid to lawn. At the rear of the lawn is the former potting shed, now converted into a studio for extra space for sculpting and displaying artwork. An arch leads through the wall to the right to a small paved area where the owners have built two raised vegetable beds. When they moved in and began working on the garden, they discovered lots of bulbs and orchids which had been planted by the former owner, Glyn Morgan, who was a botanist as well as an artist. Next to the store is the car port and the owners often access the house via the garden through the door here. With off street parking, a charming secluded garden, bags of period charm and a large, spacious, versatile interior, this historic landmark building is a jewel in Hadleigh's beautiful High Street.

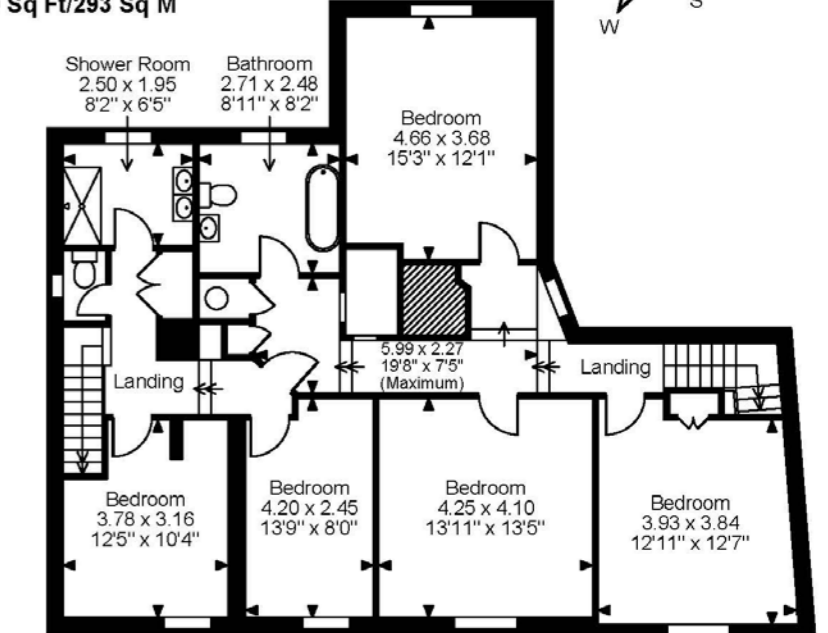


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	62 D
39-54	E		
21-38	F		
1-20	G		

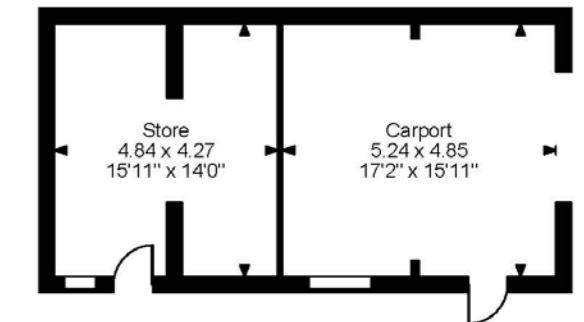
Approximate Gross Internal Area
 Main House = 2648 Sq Ft/246 Sq M
 Carport & Store = 502 Sq Ft/47 Sq M
 Total = 3150 Sq Ft/293 Sq M



Ground Floor



First Floor



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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.



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