



DAVID
BURR

Old Coach House
Hadleigh, Suffolk

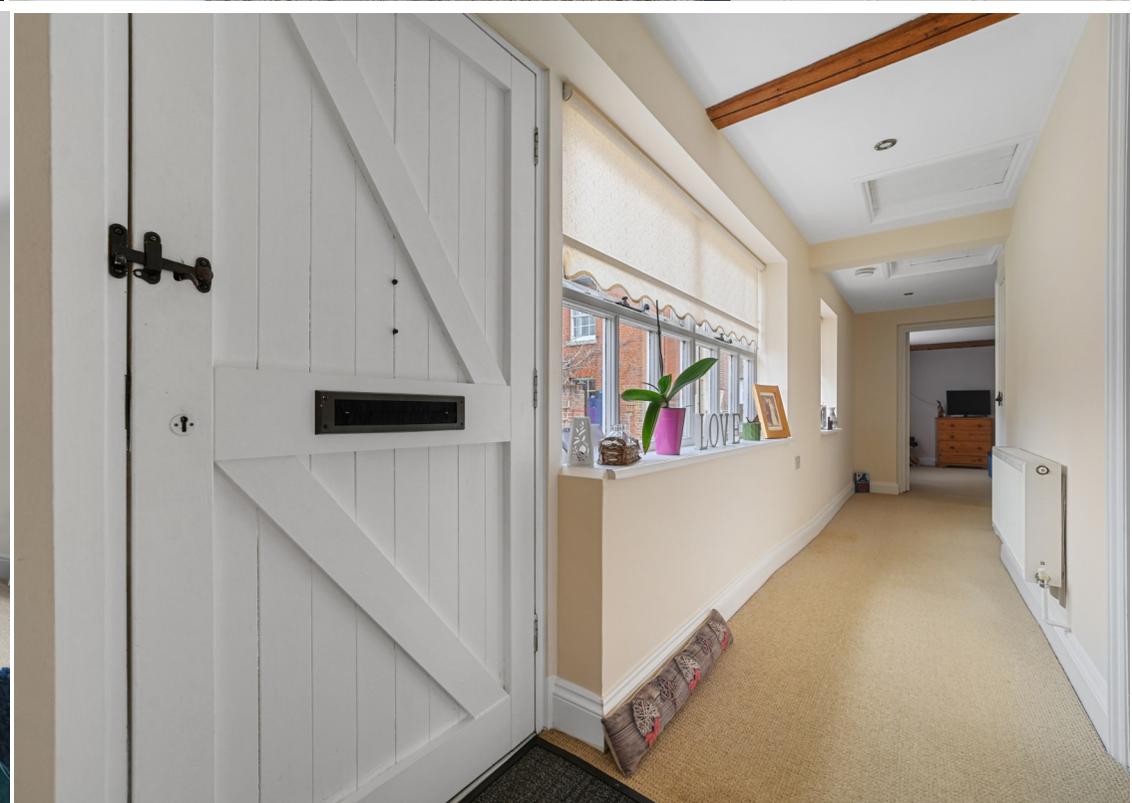
Old Coach House, Hadleigh, Suffolk, IP7 5EJ

Set back from the Hadleigh High Street, The Old Coach House is a delightful, single-storey and entirely self-contained property, thoughtfully converted to offer stylish and comfortable accommodation throughout. The character nature of the property further enhances its curb appeal.

The layout comprises a large wide hallway with several storage cupboards leading to two well-proportioned bedrooms, a fully fitted bathroom with bath and shower and a welcoming open-plan living, dining and kitchen space with integral appliances. This sociable living area enjoys an attractive outlook through several windows and French doors over the walled courtyard garden to the rear, creating a bright and inviting heart to the home, ideal for both everyday living and entertaining.

Externally, the property benefits from its own private parking with rights granted over the access via the neighbouring property and useful external storage, enhancing its practicality and independence. Having been successfully enjoyed as a separate home, The Old Coach House also presents an excellent opportunity for those seeking an investment, with clear potential as a long-term rental or income-generating holiday let, subject to any necessary consents.

- Prime High Street position in the heart of Hadleigh, Suffolk
- Single-storey accommodation
- Entirely self-contained two-bedroom property
- Thoughtfully converted to provide comfortable, modern living
- Attractive open-plan living, dining and kitchen space
- Fully fitted bathroom
- Private parking
- Useful external storage
- Immediate access to independent shops, cafés and amenities
- Convenient access to Ipswich and mainline rail links to London



Occupying a prime position on Hadleigh's historic High Street, the property is perfectly placed to enjoy all that this charming Suffolk market town has to offer. A wide range of independent shops, cafés, restaurants and everyday amenities are quite literally on the doorstep, creating a vibrant yet community focused setting. Hadleigh is renowned for its attractive period architecture and welcoming atmosphere, making it one of the county's most desirable small towns.

Beyond the High Street, the surrounding Suffolk countryside provides an abundance of scenic walks and outdoor pursuits. The riverside walk is a short distance away. Nearby Ipswich and Manningtree offer mainline rail services to London Liverpool Street. The combination of characterful town living, excellent local facilities and convenient transport connections makes The Old Coach House ideally suited to both full-time occupation and holiday accommodation.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. Boiler installed 2025

NOTE: None of these services have been tested by the agent.

EPC RATING: D

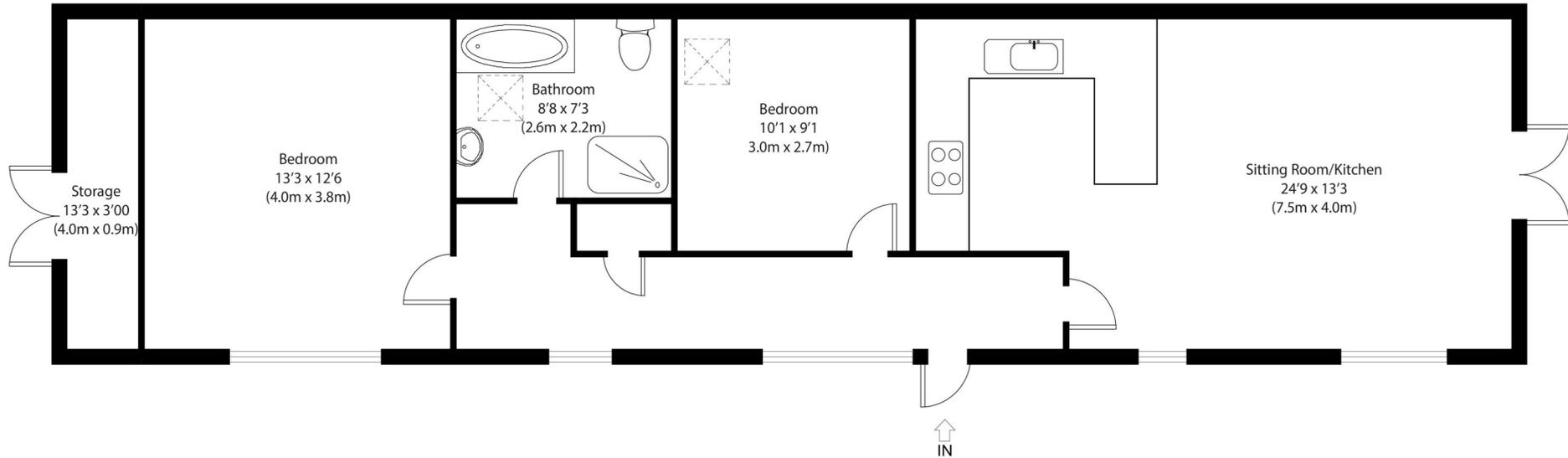
WHAT3WORDS: ///serve.cabs.channel

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

BAND: C

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.



Ground Floor

Approximate Gross Internal Area
820 sq ft (76 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

