



Weir House, 6 Cross Maltings, Hadleigh, Ipswich, Suffolk,  
IP7 5AH

£675,000 - Freehold



Part of a former Victorian Maltings occupying pleasant grounds extending to just under half an acre (subject to survey) bounded at the rear by a tributary of the River Brett and benefiting from a sunny westerly side aspect with superb views across the river towards Holbecks Park. This delightful property is arranged on two floors to provide spacious living accommodation including sitting room, 18ft 9ins drawing room, 28ft kitchen/dining room, dining room, Study, cloakroom, utility room, four bedrooms one with en-suite, first floor bathroom together with a double garage. "Cross Maltings" stands adjacent to a private gravelled driveway well back from the junction of Hadleigh's High Street and Benton Street in a quiet location at the southern end of the town.

Hadleigh can be found on the Essex/Suffolk border just ten miles from Ipswich, fifteen miles from Colchester and approximately seventy miles from London. The centre of the district is maybe one of East Anglia's best kept secrets, characterised by rural villages and historic market towns, such as Lavenham, Stoke by Nayland, Kersey and Hadleigh. With excellent nearby transport links to the A12 and A14, together with access to main line rail stations in Ipswich, Manningtree and Colchester, Hadleigh has become a desirable residential location for both local families and London commuters. Hadleigh proudly boasts over two hundred and fifty listed buildings. The character of the town is maintained by a wealth of independent shops lining the main High Street. There is a medium sized supermarket offering one-stop-shop convenience as well as a local farm shop stocking Suffolk produce. Most villages in this area are fortunate to have junior schools which are very highly regarded. The senior school of Hadleigh offers places to seven hundred and fifty pupils aged eleven to sixteen and is a specialist science school with a strong presence in the Suffolk school league tables.

Believed to date from around 1860 and converted during the 1980's, the property presents brick elevations under a pitched roof clad with tiles. It benefits from ledged and braced solid interior doors with Suffolk latches, has low maintenance stained timber interior, burglar alarm, hardwood double glazed windows and doors and offers gas fired radiator heating.

The accommodation is as follows:

### **ON THE GROUND FLOOR**

Wrought iron balustrading with steps down to panelled entrance door leading to:

#### **Entrance Vestibule**

With built-in double cloaks cupboard with hanging rail and shelving, radiator, ceiling light point and door with glazed adjacent glazed partition leading through to:

#### **Sitting Room**

14ft 9ins (overall) narrowing to 14ft 4ins x 11ft 9ins with staircase rising to first floor incorporating galleried landing, under stairs storage cupboard, exposed centre beams and centre post, ceiling light point, radiator, doors to the kitchen, study and cloakroom and further double doors leading through to the:

#### **Drawing Room**

18ft 9ins x 16ft 9ins narrowing slightly at the chimney breast. With two windows to the front and French windows leading out to the sun terrace overlooking the rear gardens and offering views across the River Brett and towards Holbecks Park, exposed red brick chimney breast and open hearth fireplace incorporating steel canopy, exposed centre beam, wood burner, two double radiators, ceiling light point and double doors leading through to:

#### **Kitchen/Dining Room**

28ft x 10ft 1ins. The dining area has a window to rear overlooking the gardens and French doors leading out to the same. The kitchen area comprises an extensive range of oak and cream kitchen units and cupboards including two glazed display cabinets under a marble effect work surface, one and a half bowl sink drainer with mixer tap, integrated dishwasher, integrated fridge, an eye level dual purpose microwave and oven, warming draw and a further low level oven, breakfast bar, exposed timbers and posts, spotlighting and door to:

76 High Street, Hadleigh, Ipswich, Suffolk IP7 5EF Tel: 01473 823456

[www.frostandpartners.co.uk](http://www.frostandpartners.co.uk) e-mail:[sales@frostandpartners.co.uk](mailto:sales@frostandpartners.co.uk)



### **Utility Room**

10ft x 6ft with glazed door leading out to the rear garden, space and plumbing for washing machine, space and outlet for tumble dryer, stainless steel single drainer sink unit with mixer tap and cupboards and drawers under, Valliant wall mounted gas fired boiler serving domestic hot water and heating.

### **Study**

9ft 7ins x 7ft 9ins narrowing slightly at one end to 6ft 3ins with window to front, radiator and ceiling light point.

### **Cloakroom**

With coloured suite comprising washbasin with tiled splashback, low level wc, quarry tiled floor, exposed centre beam, radiator and ceiling light point.

## **ON THE FIRST FLOOR**

### **Galleried Landing**

13ft (overall) narrowing to 12ft 6ins x 9ft 3ins with high vaulted ceiling incorporating glazed lantern light, double radiator, exposed ceiling timbers, access to roof space with extending aluminium loft ladder, two deep built in storage cupboards with shelving, spotlighting and doors to the bedrooms and bathroom.

### **Master Bedroom Suite comprising:**

#### **Bedroom 1**

Approx. 16ft 9ins x 13ft 8ins widening at one end to 16ft 2ins with dual aspect windows: two overlooking the rear gardens with views across the woodland, exposed centre beam, two pairs of deep built in wardrobes with shelving and hanging rail, double radiator, ceiling light point and further door to:

#### **En-Suite Bathroom**

With white suite comprising panelled bath with shower over and tiled surround, pedestal washbasin, low level wc, shaver point, "Velux" roof light, tiled shelf unit with storage cupboard beneath, heated towel rail, vanity unit and a range of storage space.

#### **Bedroom 2**

16ft 7ins x 9ft 11ins with dual aspect windows to the rear and side with views across the woodland, exposed centre beam, built in double wardrobe, double radiator and ceiling light point.

#### **Bedroom 3**

11ft 2ins widening slightly at one end x 9ft 8ins with window to front and "Velux" roof light, exposed centre beam, double radiator and ceiling light point.

#### **Bedroom 4**

10ft 1ins x 9ft 2ins with window to rear and "Velux" roof light, radiator and ceiling light point.

### **Bathroom**

With white suite comprising large tiled shower cubicle with "Mira" fittings tiled surround, washbasin, low level wc, "Velux" roof light, heated towel rail, shelved airing cupboard housing hot water cylinder with electric immersion.

## **OUTSIDE**

### **Double Garage**

Of timber construction on a brick plinth clad with weather boarding externally under a pitched roof clad with clay pan tiles with two up and over doors to front. Two double power points, electric door and electric lighting connected. The garage is approached via a gravelled driveway providing additional parking and turning.

## **Gardens**

The property stands well back from the road within gardens extending to half an acre (subject to survey).

To the front a brick retaining wall wrought iron top incorporates steps to one side leading down to a terraced area providing access to the front door. Adjacent to this on the south western corner is a semi-circular bed stocked with flowers and shrubs and running round to the rear of the dwelling. To the left hand side of the property a high brick wall and timber gate give access to the side garden, which is an attractive brick paved courtyard bounded by a raised brick planter with additional flower beds. This benefits from a westerly aspect with access to the lawns. To the west of the dwelling lies a large lawned expanse bounded in part by mature trees and hedging and with views across the weir towards Holbecks Park. To the rear the gardens are laid to lawn containing an old fruit tree with additional shrub borders. The brick paved area continues to the rear of the dwelling providing access to the back door and a concrete fuel bunker.

## **Timber Garden Shed**

## **Outside Lighting**

## **Outside Tap**

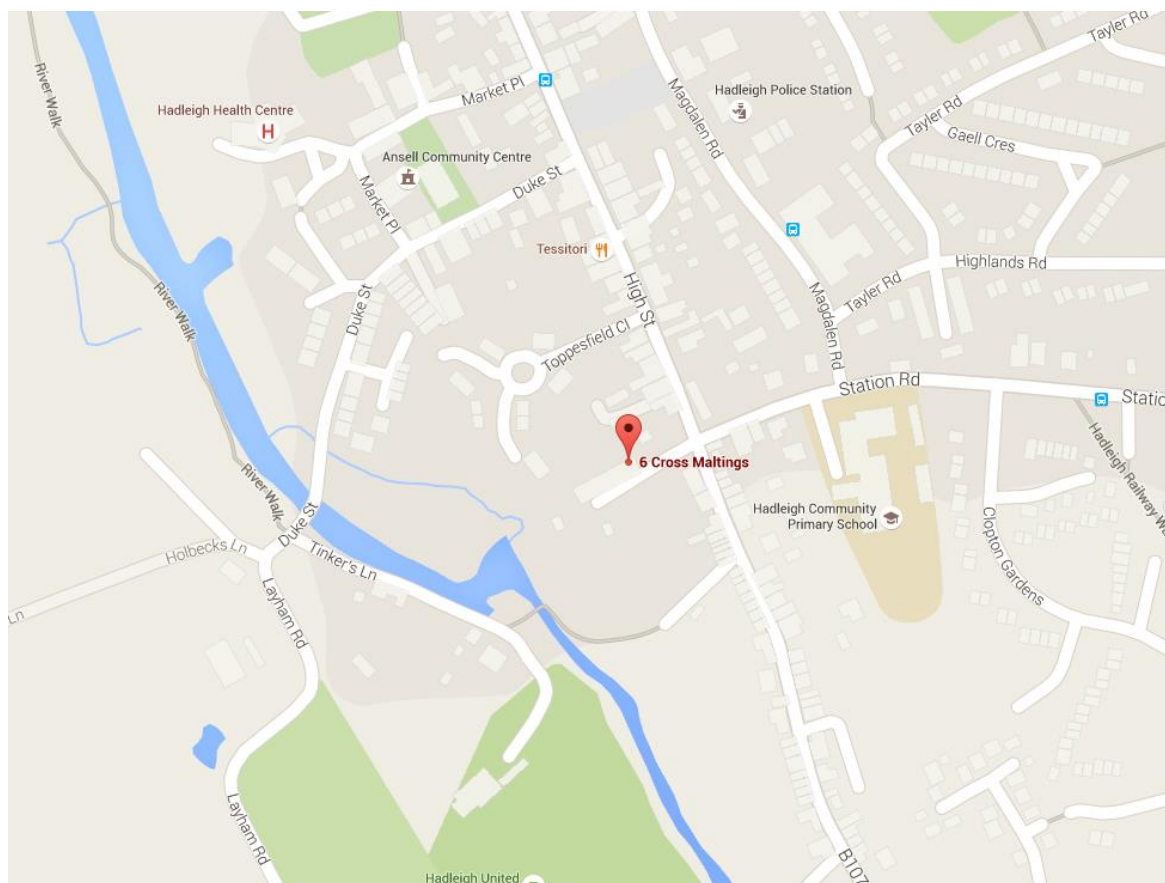
## **Services**

We understand mains electricity, water and drainage are connected.

## **Viewing**

Strictly by prior appointment with the vendors' agents.

## **Directions**



76 High Street, Hadleigh, Ipswich, Suffolk IP7 5EF Tel: 01473 823456

[www.frostandpartners.co.uk](http://www.frostandpartners.co.uk) e-mail:[sales@frostandpartners.co.uk](mailto:sales@frostandpartners.co.uk)





76 High Street, Hadleigh, Ipswich, Suffolk IP7 5EF Tel: 01473 823456

[www.frostandpartners.co.uk](http://www.frostandpartners.co.uk) e-mail:[sales@frostandpartners.co.uk](mailto:sales@frostandpartners.co.uk)





76 High Street, Hadleigh, Ipswich, Suffolk IP7 5EF Tel: 01473 823456

[www.frostandpartners.co.uk](http://www.frostandpartners.co.uk) e-mail:[sales@frostandpartners.co.uk](mailto:sales@frostandpartners.co.uk)





76 High Street, Hadleigh, Ipswich, Suffolk IP7 5EF Tel: 01473 823456

[www.frostandpartners.co.uk](http://www.frostandpartners.co.uk) e-mail:[sales@frostandpartners.co.uk](mailto:sales@frostandpartners.co.uk)



Energy Performance Certificate



6 Cross Maltings, High Street, Hadleigh, IPSWICH, IP7 5AH

Dwelling type: End-terrace house  
 Date of assessment: 27 June 2016  
 Date of certificate: 27 June 2016  
 Reference number: 8506-6826-4140-0603-9922  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 191 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,549
Over 3 years you could save	£ 513

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 477 over 3 years	£ 273 over 3 years	<p>You could save £ 513 over 3 years</p>
Heating	£ 2,613 over 3 years	£ 2,490 over 3 years	
Hot Water	£ 459 over 3 years	£ 273 over 3 years	
<b>Totals</b>	<b>£ 3,549</b>	<b>£ 3,036</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

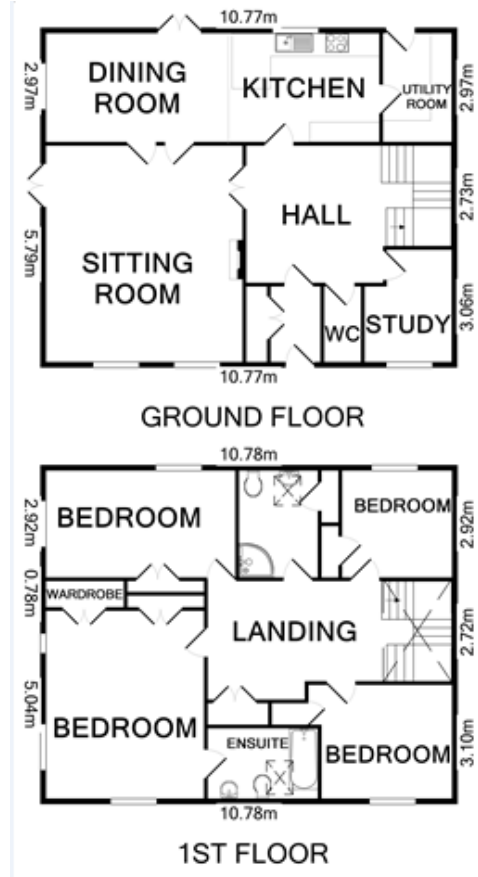
Current	Potential
74	83

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 177	<input checked="" type="checkbox"/>
2 Low energy lighting for all fixed outlets	£75	£ 171	<input checked="" type="checkbox"/>
3 Solar water heating	£4,000 - £6,000	£ 165	<input checked="" type="checkbox"/>

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Exclusion clause: Messrs. Frost and Partners, for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Messrs. Frost and Partners has any authority to make or give any representation or warranty whatsoever in relation to this property and intending purchaser should make their own inspection and enquiries in order to satisfy themselves.

"Frost and Partners are Authorised Introducers to Matthew Gallo, who is an Independent Mortgage Broker. Matthew can be contacted for completely impartial advice on 07776195254, or by email at [info@mpsgallo.com](mailto:info@mpsgallo.com)

Matthew Gallo is Authorised and regulated by the Financial Services Authority. Your home may be repossessed if you do not keep up repayments on your mortgage.

76 High Street, Hadleigh, Ipswich, Suffolk IP7 5EF Tel: 01473 823456

[www.frostandpartners.co.uk](http://www.frostandpartners.co.uk) e-mail:[sales@frostandpartners.co.uk](mailto:sales@frostandpartners.co.uk)

