



8 STATION YARD

Hadleigh | Suffolk



Chapman Sticks

8 STATION YARD, HADLEIGH, SUFFOLK, IP7 5TG

Manningtree - 9 miles / Ipswich - 10 miles /
Colchester - 13 miles

- Porch • Entrance hall • 4 reception rooms
- Kitchen/breakfast room • Utility room
- 2 cloakrooms • 4 bedrooms
- 2 bathrooms (1 ensuite) • Games room/bedroom 5
- Carport / loggia • Additional parking
- Gardens to side and rear

The Property

Combining period charm with a stylish contemporary edge, 8 Station Yard is a substantial mid-19th Century townhouse discreetly positioned within a small, bespoke development of similar properties. Converted in 2001, the property forms a considerable part of the former Wilsons Corn Mill site and as such the accommodation is extensive and versatile. Presented to a high standard, the 4-storey living space provides much natural light, where the majority of the rooms are twin aspect, owing to the property being essentially end terrace. Of particular note is the full-height side window which is a feature to the entrance hall and to the 2 landing areas above.

The ground floor accommodation chiefly comprises an open-plan kitchen /breakfast room which is ideal for modern family living, with separate utility room. The reception rooms are on the first floor which are arranged around a central atrium, with the front sitting room displaying massive pine tie beams and steel rod-ties, which are an attractive feature throughout the house. Via the study is a trap door which gives access to a large basement

AN EXCEPTIONAL GRADE II LISTED MALTINGS CONVERSION COVERING SOME 4,350SQ.FT OF VERSATILE ACCOMMODATION WITH GARDENS ON TWO SIDES AND LOGGIA PARKING



(not illustrated on the floor plan) approx. 7.5m (max.) x 4.6m (max.) which is currently unused, but offers excellent scope for conversion. The second floor provides 4 bedrooms and of particular note is the magnificent master bedroom with further Victorian features. The third floor is ideal for a games room but also suitable as a self-contained bedroom providing adequate space for an ensuite, if required.

Outside, the property offers ample off-road parking to the front with a twin carport / loggia. The garden extends to one side (south) with areas of shingle, patio and AstroTurf. A path with steps leading up to the principal area to the rear which similarly to the side garden is designed for low maintenance.

Services

All mains services are connected.

Local Authority and Council Tax

Babergh and Mid Suffolk District Council. Band C (2020/21)

Location

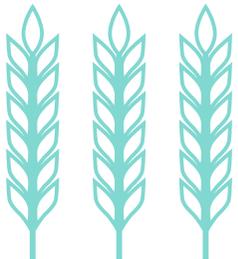
Hadleigh is a very popular historic market town situated about 9 miles from Ipswich, 9 miles from Manningtree and about 14 miles from Colchester – all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.



No 8, Station Yard, Hadleigh, IP7 5TG



Approx. Gross Internal Floor Area 4356 sq. ft / 404.75 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.



Chapman Sticks

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmansticks.co.uk
www.chapmansticks.co.uk

01473 372 372

All enquiries:

Benedict Sticks
ben@chapmansticks.co.uk

Robert Chapman
robert@chapmansticks.co.uk



Scan the QR code to
visit our website

rightmove

OnTheMarket.com

Zoopla

PrimeLocation.com

IMPORTANT NOTICE
Chapman Sticks states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Sticks does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.