




Pound House


Hadleigh, Ipswich, Suffolk

A beautifully presented four bedroom period house in a popular town location with large garden and garaging.


Pound House is a handsome, recently renovated Georgian home with elegant proportions throughout, set within stunning gardens and grounds extending to half an acre. Also benefitting from off-road parking and garaging, the property makes an ideal base in the heart of the thriving market town of Hadleigh.




5 RECEPTION ROOMS




4 BEDROOMS




4 BATHROOMS




GARAGE & OFF-ROAD PARKING




0.58 ACRES




FREEHOLD



TOWN



2,380 SQ FT



GUIDE PRICE £900,000



The property

Positioned in the sought-after market town of Hadleigh, Pound House is a charming Georgian red brick period home, believed to date from the mid-18th century, offering almost 2,400 sq ft of light-filled flexible accommodation arranged over four floors. Combining modern amenities with a wealth of period features throughout including sash glazing, generously-proportioned rooms, high ceilings and some original fireplaces, the property has undergone extensive renovations by the current owners.

Configured to provide an elegant and practical living and entertaining environment, the open plan ground floor accommodation flows from a welcoming reception hall and comprises a sitting room with ornate ceiling plasterwork and a feature fireplace flanked by built-in storage, a family room with fitted storage and an en suite cloakroom. Both rooms open into an extensive kitchen/dining room with floor-inset glazing providing views to the lower ground floor. The kitchen has a range of bespoke wall and base units, a central island with breakfast bar, complementary

work surfaces and modern integrated appliances. The dining area has space for a good-sized table, an exposed brick wall, full-height picture glazing and a glazed ceiling. Two sets of French doors open to the terrace, contributing to the natural light flooding the space. On the lower ground floor the property offers a wooden-floored drawing room and an office/gym, the former with a viewing lantern to the kitchen above, together with exposed brick arches opening to two, wine cellars.

On the first floor is a spacious landing providing access to a rear aspect principal bedroom with fitted storage and a modern en suite shower room, two further double bedrooms, one with a contemporary en suite shower room and both with fitted storage, together with a family bathroom. A separate staircase rises from the landing to a vaulted second floor, housing a bedroom, dressing room and contemporary en suite bathroom with freestanding bath and separate shower enclosure.



Outside

Set in a conservation area and having plenty of kerb appeal, the property's panelled and pilastered front door is accessible from a scenic pedestrian walkway leading to the church. A separate rear driveway off the lane provides private parking and gives access to a detached double garage and useful store. French doors from the garage and a large gate from Pound Lane open to the property's enclosed part-walled courtyard garden. It offers an easily-maintainable paved area bordered by mature shrubs, the whole ideal for entertaining and al fresco dining.

Positioned directly opposite the property is a large parcel of land bordered by mature trees, which is currently not used to its full extent by the current owners. However, being 0.5 acres in size, it offers a wonderful opportunity to create a stunning garden or space for play.

Location

Pound House is situated in the centre of the historic market town of Hadleigh which boasts a fine array of timber houses reflecting the town's historical importance as a centre for the woollen and cloth trade, and now provides an extensive range of shopping facilities and services. This popular Suffolk town has everything one would need from amenities to leisure and entertainment. The property's position on the entrance to the town whilst being within its own secluded country estate, is a rare opportunity for a purchaser. The historic town of Colchester to the south and Suffolk's country town of Ipswich to the east both provide further extensive shopping facilities and a wide range of cultural and sporting opportunities as well as highly regarded schools in both the private and public sectors.

The main A12 to the south provides a link with the A14, the M25 and the country's motorway network. Main line rail services are available from Ipswich, Manningtree and Colchester.



Distances

- Ipswich 9.7 miles
- Manningtree 10.2 miles
- Colchester 15.2 miles

Nearby Stations

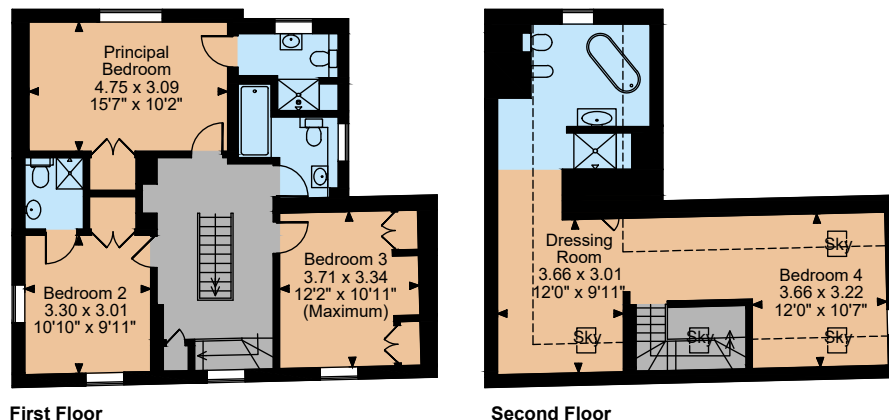
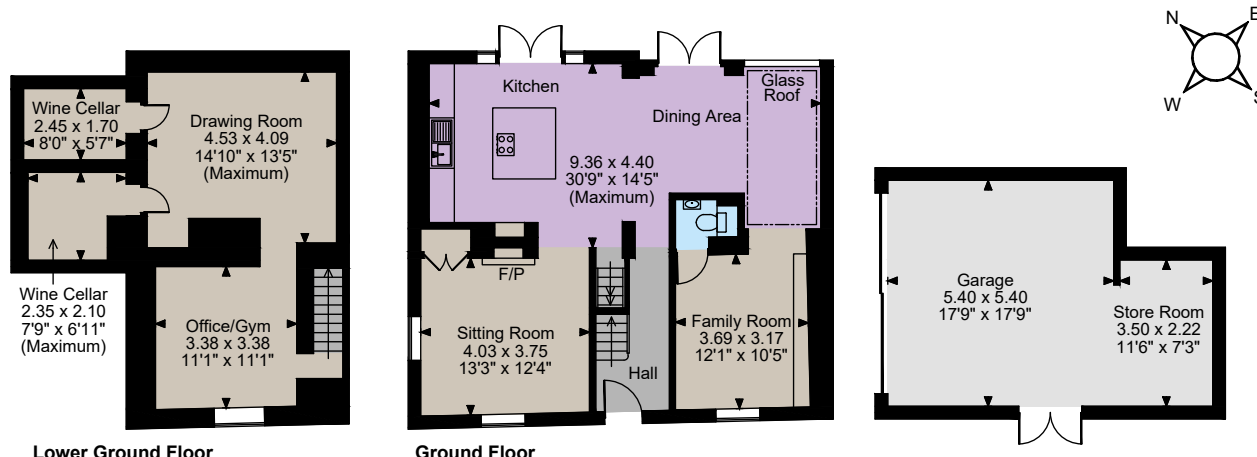
- Ipswich
- Manningtree

Key Locations

- Hadleigh historic market town
- Dedham Vale
- Marquis at Layham
- Stoke-By-Nayland Golf Course

Nearby Schools

- Hadleigh Community Primary School
- Old Buckenham Hall
- Claydon Primary School



The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Floorplans

Main House internal area 2,380 sq ft (221 sq m)

Garage internal area 403 sq ft (37 sq m)

Total internal area 2,783 sq ft (259 sq m)

For identification purposes only.

Directions

IP7 5EQ

what3words: ///skippers.star.thunder - brings you to the driveway

General

Local Authority: Babergh District Council

Services: Gas central heating. All mains services are connected. Inset Sonos speakers to each floor. Nest heating system. Central alarm and CCTV. Underfloor heating found in various areas of the house.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

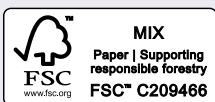
EPC Rating: F

Suffolk

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