



104b HIGH STREET

Hadleigh | Suffolk



Chapman Stickels

104b HIGH STREET HADLEIGH IP7 5EL

- Side entrance hall • Cloakroom • Kitchen / breakfast room •
 - Dining room • Sitting room • Landing •
- Three bedrooms (with one ensuite) • Shower room •
- Off-road parking • Detached garage • Rear garden •
- Planning permission for a rear addition •

The Property

Having been under the same ownership for some 50 years, 104b High Street is an intriguing two storey dwelling which is likely to be a former coach house / outbuilding to a neighbouring listed building, 104 High Street.

Set some 20 metres back in its secluded plot, the building is set lengthways to the High Street, which enhances the property's privacy - which is a key attribute.

Internally, a porch to one side leads into the side entrance hall, with a cloak room off. It is worth noting that the adjacent kitchen / breakfast room has good scope to integrate with the front dining room, by removing the dividing stud wall. If implemented, this would form one, open plan kitchen / dining / family room.

Despite being well-maintained over the years, the house does require comprehensive modernisation, which is generally cosmetic.

Overlooking the main garden, the remaining ground floor consists of the rear sitting room with central fireplace.

In March 2025, planning permission was granted for a single storey addition, where proposed double doors to the east end sitting room wall will lead into the permissioned extension, comprising a triple aspect garden room.

The full planning approval with 8 conditions, supporting documentation and associated plans are available via Babergh & Mid Suffolk's planning portal (www.babergh.gov.uk/planning) under reference DC/25/00014

Via a landing to one side, the first floor provides three double bedrooms, with the principal two bedrooms set to either end of the house. Bedroom one to the front provides an ensuite bathroom, and bedrooms two and three are served by a shower room.

Outside, 104b High Street is approached via a shared shingle drive which leads onto the property via a five-bar gate. The shingle parking area extends to one side, giving access to the detached timber garage. To the rear, the part walled cottage garden offers complete privacy, consisting of a central lawn flanked by established flower and shrub borders. To the far eastern boundary is a timber summerhouse.

REQUIRING MODERNISATION - A UNIQUE DETACHED HOUSE OCCUPYING A DISCREET YET CENTRAL LOCATION TO THE TOWN, TOGETHER WITH OFF-ROAD PARKING, GARAGE, AND A PRIVATE REAR GARDEN



Services
We understand all mains services are connected.

EPC Rating
Current E (54) Potential D (68)

Local Authority and Council Tax
Babergh & Mid Suffolk District Council.
Band D (2025)

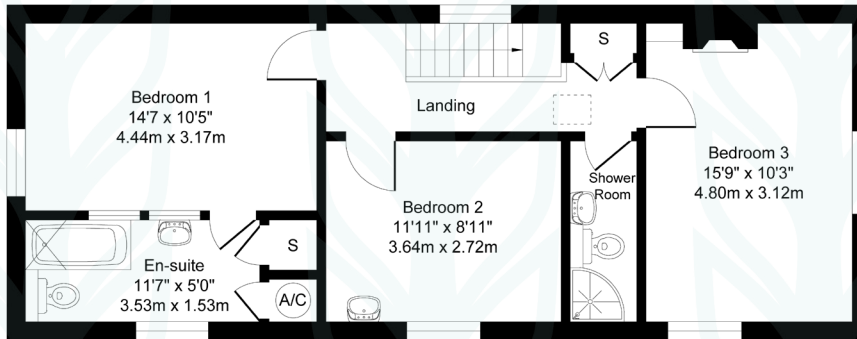
Location
Hadleigh is a very popular historic market town situated about 9 miles from Ipswich, 9 miles from Manningtree and about 14 miles from Colchester – all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants,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



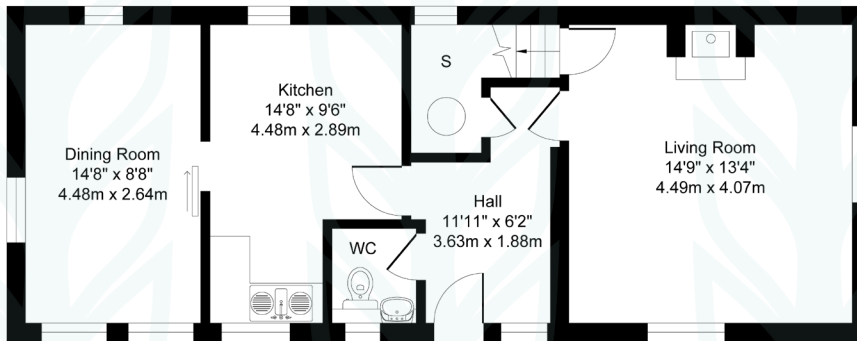
104B High Street, Hadleigh, IP7 5EL

Approximate Floor Area

Main House - 1204 sq. ft / 111.89 sq. m



First Floor



Ground Floor

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