



# 8 STATION YARD

Hadleigh | Suffolk



Chapman Stickels









## Chapman Stickels

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

- Porch • Entrance Hall • Kitchen / breakfast room • Utility • 4 Reception rooms •
- 5 bedrooms • 2 cloakrooms • 2 bathrooms (1 ensuite) • Carport •
- Additional off road parking • Gardens •

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









### 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, this stunning four-storey house provides much natural light, where the majority of the rooms are twin aspect, owing to the property being essentially end terrace. Of particular interest, is the full-height side window which is an attractive feature to the entrance hall and to the landing areas above.

The ground floor accommodation comprises an open-plan kitchen / breakfast room which is ideal for modern family living, with separate utility room and cloakroom. The four reception rooms are on the first floor which are arranged around a central atrium, with the main sitting room displaying massive pine tie beams and steel rod-ties, which are an attractive feature throughout the house. Two of the reception rooms are versatile, offering the flexibility to become additional bedrooms.

The second floor provides 4 bedrooms, and of particular note is the impressive principal bedroom with further Victorian features, and en-suite bathroom. On the third floor is the fifth bedroom which also lends itself to being a games room, and provides adequate space for an ensuite, if required.

Outside, the property offers a twin carport with electric car charging points, and ample off-road parking to the front. To the rear of the house lies a split level south-east facing garden, which has recently been attractively landscaped wrapping around all sides of the house providing plenty of room to enjoy the sunshine at different times of the day.

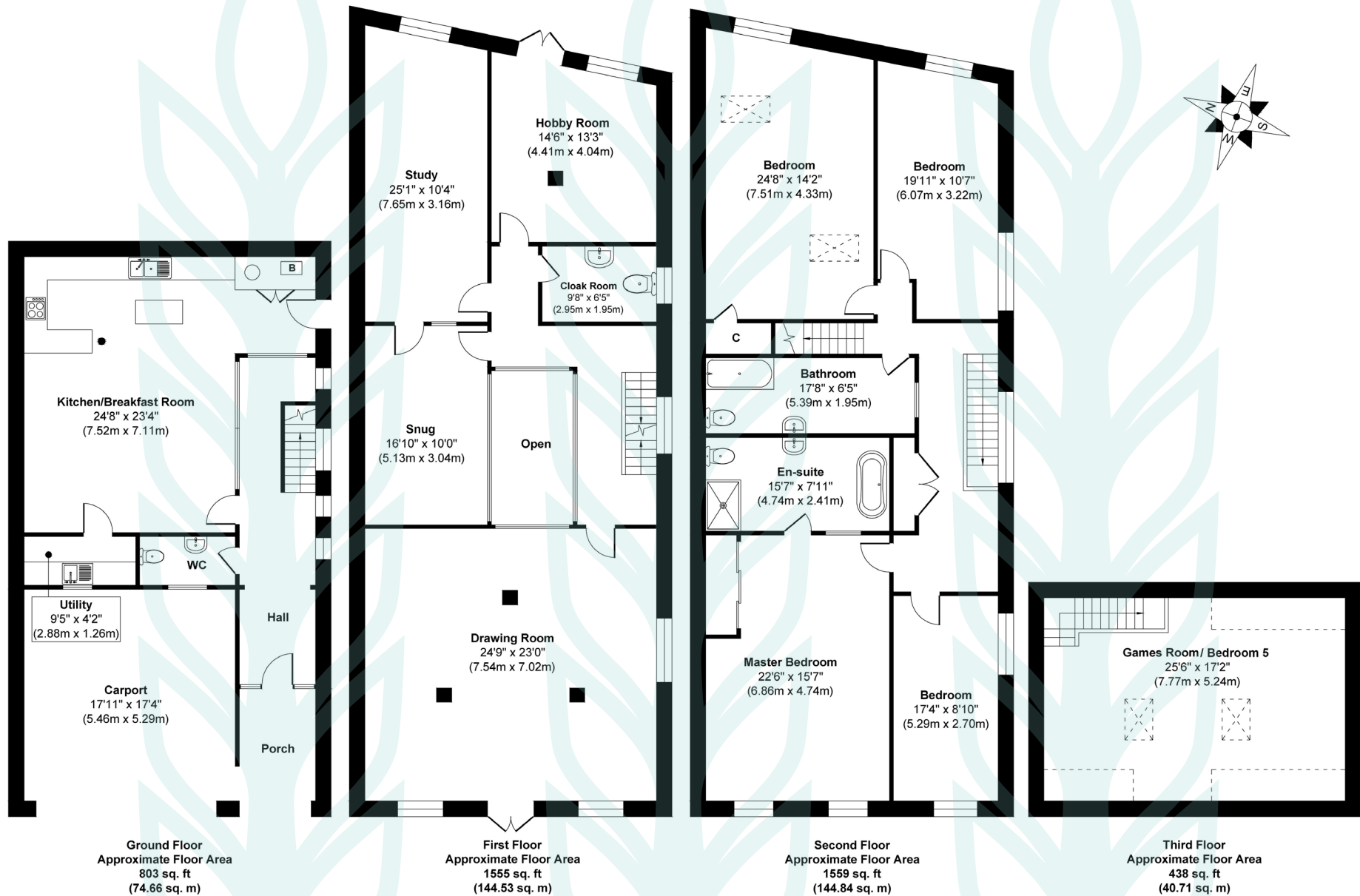








# No 8, Station Yard, Hadleigh, IP7 5TG



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



## Services

We understand all mains services are connected.

**Local Authority and Council Tax Band**  
Babergh & Mid Suffolk District Council.  
Band G.

## Location

Hadleigh is a 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.



### Chapman Stickels

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