



THE WHITE HART

Hadleigh

|

Suffolk



Chapman Stickels

THE WHITE HART 46 BRIDGE STREET HADLEIGH, IP7 6DB

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

- Entrance hall and inner hall • Double reception room •
- Dining room • Kitchen / breakfast room • Utility room • Study •
- Shower room • Workshop / studio (former commercial kitchen •
- Cellar • Landing • Six bedrooms • Family bathroom •
- Gardens & lawn with outbuildings and rear parking area •
- In all, 0.3 acres •

Property

Occupying a prominent position on the western edge of Hadleigh, The White Hart is a substantial detached house which according to its Grade II* listing dates from the 15th Century. As the name suggests it served the town as a public house, however, following a successful planning application a change of use to residential was granted in December 2018. At around the same time, the property underwent extensive refurbishment works.

Covering in excess of 3,850sq.ft, the extensive accommodation includes numerous rear additions of varying ages, two of which were necessary to facilitate its former A4/A3 commercial use. These two modern, single storey additions comprised the restaurant kitchen / preparation room with an adjoining store which subject to a planning and listed building consent, could be demolished. If implemented, the residual area would ultimately provide an additional 60sq.m of garden.

The original front sections of the house are heavily timbered throughout with front study, adjoining shower room and cellar which are accessed via the main entrance hall. The core ground floor accommodation comprises an extensive, open plan front reception room which directly overlooks the cricket ground (this part of the house was the former bar and restaurant area). Beyond is the central dining room and the tastefully refitted rear kitchen / breakfast room, which forms a later single storey addition.

Outside, the property offers gardens immediately to the side and rear of the house which currently consists of areas of shingle, raised herbaceous borders, paved areas, and hardstanding. Outbuildings include a detached weatherboarded garage / store located to the north-eastern boundary, with adjacent parking area. A five-bar gate leads onto an area of hardstanding which gives vehicular access onto Gallows Hill.

A SUBSTANTIAL HISTORIC HOUSE SET IN SOME 0.3 ACRES WITH GARDENS AND OUTBUILDINGS



To the northern area of the property is an large expanse of lawn with further shingle areas and mature boundary hedging.

Agents Note

Subject to planning and highways approval, a strip of land located immediate to the east of the house could provide further vehicular access to the rear (via Bridge Street). This would also involve relocating the existing power supply.

Location

The popular historic market town of Hadleigh is situated about 10 miles from Ipswich, 9 miles from Manningtree and about 13 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.

Services

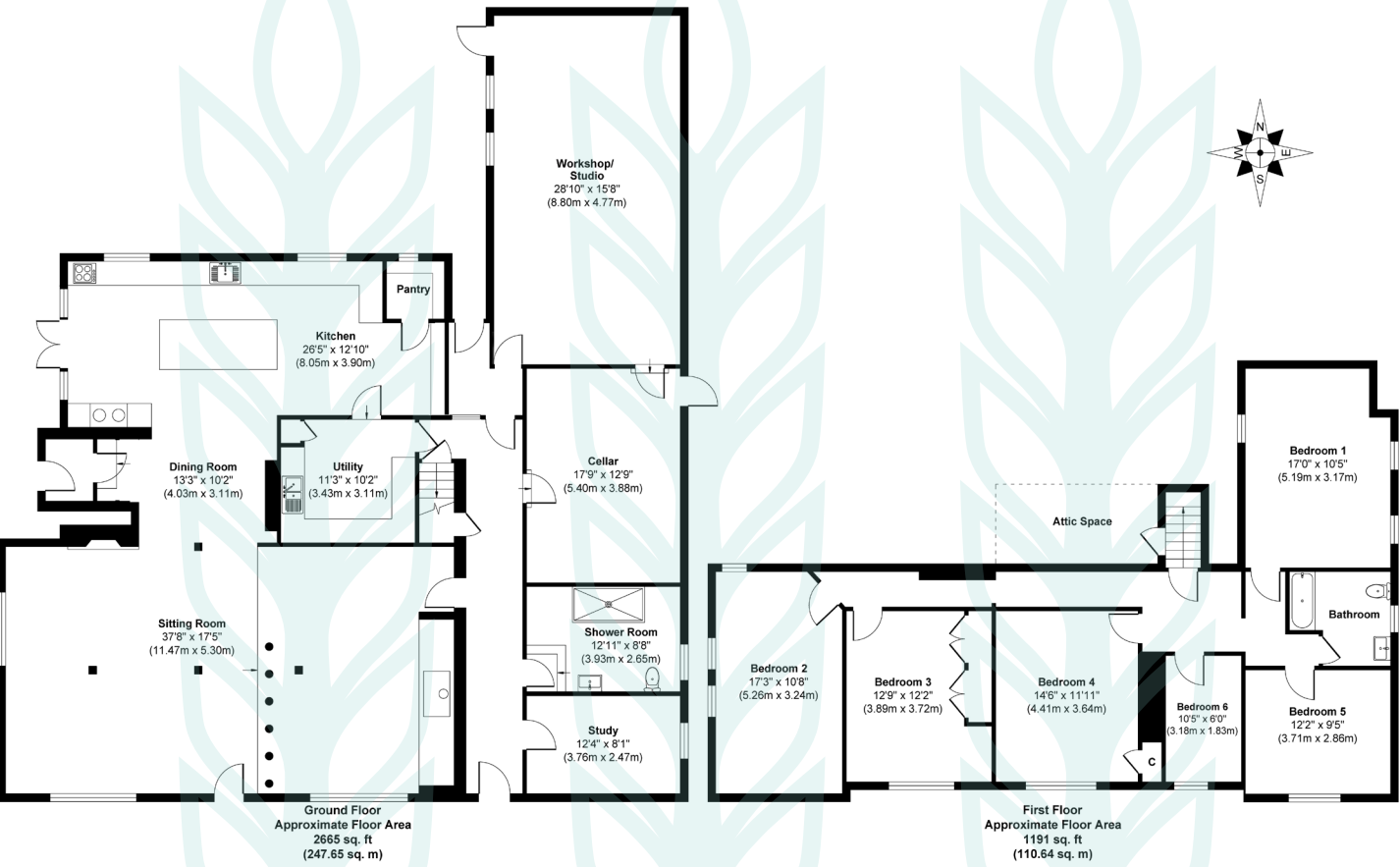
All mains services are connected. Wood burner to the sitting room also provides a back boiler to the main house.

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band G (2025)

What3Words: [///types.grasp.reap](https://www.what3words.com/#!/types.grasp.reap)



The White Hart, 46 Bridge Street, Hadleigh, Suffolk, IP7 6DB



Approx. Gross Internal Floor Area 3856 sq. ft / 358.29 sq. m
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