



1 WHITE HART COTTAGES

Hadleigh | Suffolk



Chapman Stickels

1 WHITE HART COTTAGES BRIDGE STREET, HADLEIGH IP7 6DB

AN INDIVIDUAL 2-BEDROOM COTTAGE COVERING SOME 625 SQ.FT OF
MODERNISED ACCOMMODATION TOGETHER WITH OFF-ROAD PARKING
AND GARDEN

Colchester - 13 miles

Ipswich - 10 miles

Manningtree - 9 miles

-
- Entrance hall • Cloakroom • Kitchen / living / dining room •
 - Two bedrooms • Family bathroom • Off-road parking • Front gardens •





Property

1 White Hart Cottages is the smaller of two adjoining dwellings which were probably built in the late 18th century. Historically, these semi-detached cottages had ancillary functions to the former White Hart pub, which is located immediately to the rear.

In more recent times, the cottages were used as holiday accommodation. However, following a successful planning application, residential use was granted. As such, the successors in title will be the first owner occupiers.

Despite their age and former relationship with the Grade II* listed pub, the cottages are not listed. Moreover, the layout (particularly on the ground floor) offers an appealing, open plan arrangement comprising a stylishly fitted kitchen / dining / living room.



The main stairs lead to two double bedrooms, which are served by a bathroom.

Outside, the property provides a cottage garden to the front, with a further 1.8 metre strip of land immediately beyond the existing shrub border, which is defined by timber edging. Parking for two cars is to the northern end of the existing car park, along with a further two spaces for visitors.

Further plans and background information for the change of use are available via Babergh & Mid Suffolk's planning portal (www.babergh.gov.uk/planning/) under reference DC/25/01294

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.

Services

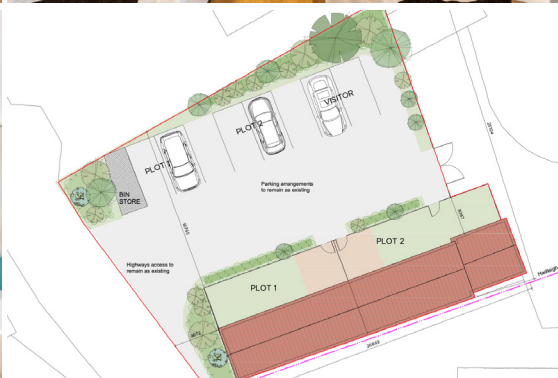
All mains services are connected. Wood burner to the central living room.

Local Authority and Council Tax Band

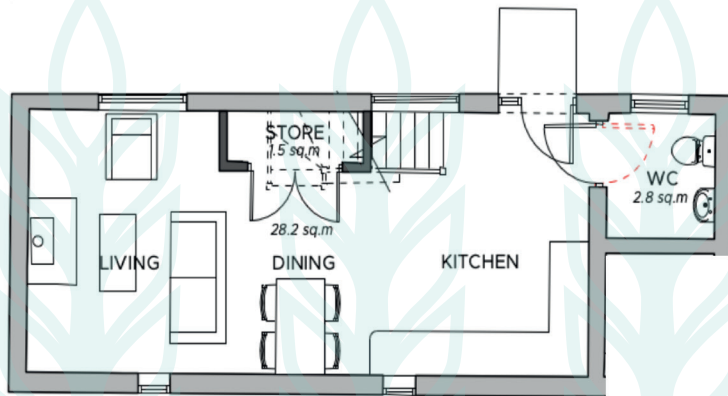
Babergh with Mid Suffolk District Council
Band A (2025)

EPC Rating

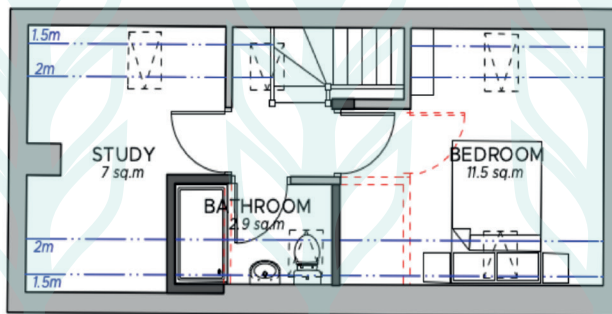
Current C(77). Potential B(90).



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Ground Floor



First Floor



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