



EDGE HALL HIGH STREET

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5AP



A substantial and elegant seven bedroom detached grade II listed period property, which has been tastefully decorated and affectionately maintained by the current owners, with an adjacent 3/4 bedroom self contained annexe and beautifully landscaped walled gardens, together with a detached double garage and ample off road parking.

The accommodation is arranged over four floors and on the ground floor there is a charming reception hall with an attractive mahogany staircase, a well equipped kitchen, which has windows overlooking the gardens and doors leading out to the same and four spacious reception rooms, which boast a wealth of period features. Over the first and second floors, each of the seven exquisite bedrooms benefit from high quality en-suite facilities. There is also a basement level providing excellent storage space.

The Lodge House is arranged over two floors and includes a good sized sitting room, kitchen, bedroom and bathroom on the ground floor and three bedrooms with en-suite facilities on the first floor and separate shingled driveway providing off road parking.

The private walled gardens are a particular feature of Edge Hall, with a heritage style stone terrace with flower borders and steps leading up to the well manicured lawn, which contains a variety of flower and shrub borders. At the southern end of the garden is an area with attractive stone paths and box hedging.



The property is reported to date back to the 16th century and is in part of heavy framed construction with mainly brick and part rendered elevations under a pitched roof clad with peg tiles, with a latter two story addition to the rear, which is of brick and slate construction. The two story Lodge House is of modern brick construction under a pitched roof clad with tiles.

Edge Hall provides luxury accommodation, however would be suitable for use as a private dwelling without the need for alteration.

Guide Price - £1,500,000

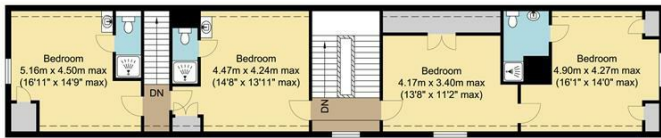
Additional Information

Tenure: Freehold

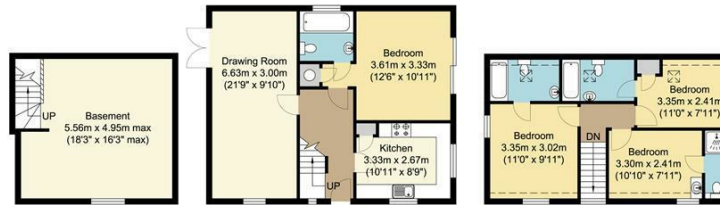
Local Authority: Babergh District Council

Council Tax: A





Second Floor
Approximate Floor Area
1053.46 sq. ft.
(97.87 sq. m)



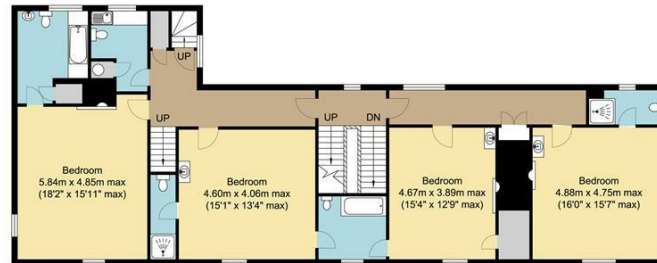
Lower Ground Floor
Approximate Floor Area
290.94sq. ft.
(27.03 sq. m)

Annex Ground Floor
Approximate Floor Area
601.59 sq. ft.
(55.89 sq. m)

Annex First Floor
Approximate Floor Area
322.27 sq. ft.
(29.94 sq. m)



Ground Floor
Approximate Floor Area
1685.62 sq. ft.
(156.60 sq. m)



First Floor
Approximate Floor Area
1669.16 sq. ft.
(155.07 sq. m)

Approximate Gross Internal Floor Area 5624 sq. ft / 522.40 sq. m (Includes Annexe)

Illustration for identification purposes only, measurements are approximate, not to scale.



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	