



Priory Hall, Hadleigh, Suffolk

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BNP PARIBAS GROUP 

Priory Hall

Benton St

Hadleigh

Suffolk

IP7 5AZ

An impressive Grade II listed country home and current wedding venue with equestrian facilities, in secluded grounds in Hadleigh Town.

Manningtree 9.3 miles, Ipswich 9.4 miles, Colchester 14.3 miles (London Liverpool Street station 50 mins approx.), Stansted Airport 60 mins approx.

Entrance Hall | Drawing room | Dining room
Family room | Kitchen/breakfast room | Garden room | Indoor swimming pool complex with Sauna and Jacuzzi | Half cellar | Vaulted Main Hall with 2 cloakrooms and minstrel's gallery
Principal bedroom with dressing room and en suite | 6 Further bedrooms, 4 with en suites
Family bathroom

Tennis Court | 14 Stables | Field shelters | Tack room, horse walker, feed room, wash area and manege | 2 Greenhouses | Lawn pavilion
Extensive garaging and barns | Wedding Pavilion | EPC Rating F

Garden cottage with kitchenette, sitting room, bedroom and bathroom

In all about 21.14 acres.

The property

Believed to date back to the 16th Century, Priory Hall is an impressive part timber-framed country home with exquisite period features. Currently used as a family home, this fine hall is also a wedding venue and equestrian facility with vast outbuildings including a separate cottage, stabling and wedding pavilion, set behind electric gates and walled gardens, in 21 acres of undulating gardens and grounds.

The property has fine accommodation throughout set over two floors centered around the entrance hall. To one side is the impressive main hall; a fully vaulted full height building with exposed timbers, a minstrel's gallery and many period features. It is the ideal place for ceremonies or corporate gatherings should a buyer wish to continue the business. Alternatively, this makes the perfect party hall.

The main living area comprises a large entrance hall with cloakroom and three formal receptions rooms, all enriched with beautiful period features, along with a spacious kitchen/breakfast room, a garden room that connects to the leisure complex, a boot room and cloakroom. On the first floor are seven good sized bedrooms, five of which have en suites, and of particular note the principal bedroom has an impressive dressing room and ensuite bathroom with separate shower. There is also one family bathroom. One wing of the house, comprising two/three bedrooms, bathroom, kitchen and sitting room, can be used as separate accommodation.

The indoor leisure complex is a bright vaulted space with lantern roof, bi-folding and French style doors that run across the building. In addition is a sunken hot tub, sauna, changing rooms and showers. Priory Hall has been well designed for indoor-outdoor living with many rooms enjoying direct access to the outside, incorporating areas of patios and terracing ideal for entertaining.







Outside

Priory Hall sits hidden within its grounds, positioned behind a tall red brick walled border on one side that follows down towards the main entrance; a set of tall electric iron gates that lead into this enchanting and impressive country estate. A gravelled driveway winds round the mature frontage and opens out to the main house with parking for a number of cars. The driveway continues past the house creating an avenue leading up to the equestrian yard. Formal lawns and parterre gardens lie to one side, with wonderful shaped hedging and seating areas with central fountain. The South-East facing walled terrace encloses a large lily-filled pond and mature gardens, perfect for outdoor entertaining. Within this courtyard there is a useful outbuilding ideal for storage or use as a summer house.

Priory Hall sits within 21 acres of spectacularly undulating gardens and grounds surrounded by exquisite mature borders creating an absolute sanctuary, whilst being within Hadleigh town.

The property offers numerous areas of interest in addition to the formal area, such as the impressive lake, large lawn flanked by mature trees and gardens. A well-stocked kitchen garden is also hidden within the grounds accompanied by green houses and sheds.

The equestrian facilities are set away from the main house and have a separate entrance for horse boxes. The paddocks surround the grounds creating a wonderful equestrian backdrop. There are a number of outbuildings including a large barn, field shelters, sheds and storage areas. A large pavilion sits above the feature lawn. A garden cottage is detached from the main house and offers further family accommodation.

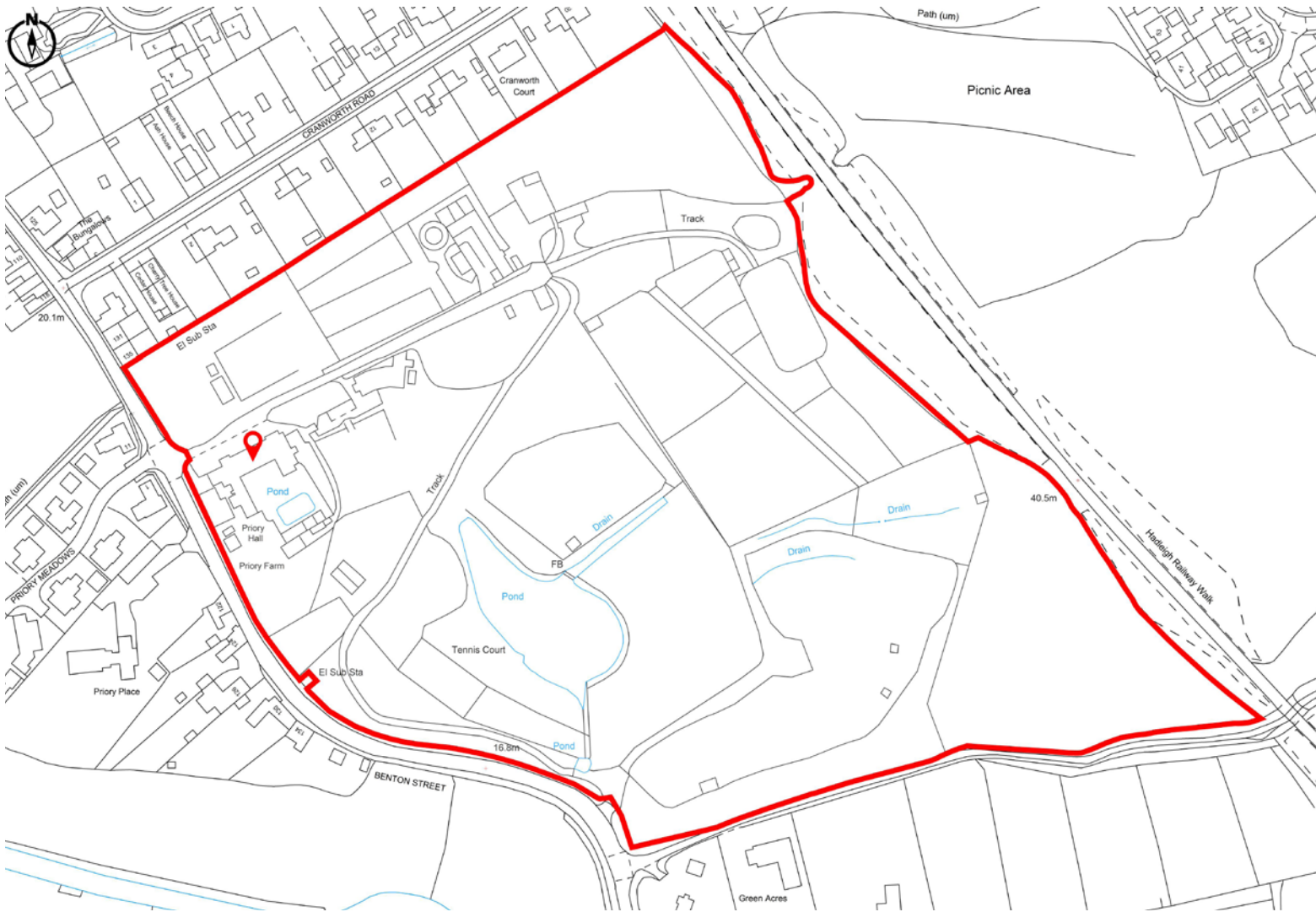












Location

Priory Hall is situated within its own rolling estate on the east side of the historic market town of Hadleigh which boasts a fine array of timber houses reflecting the town's historical importance as a center for the woollen and cloth trade, and now provides an extensive range of shopping facilities and services. This popular Suffolk town has everything one would need from amenities to leisure and entertainment. The property's position on the entrance to the town whilst being within its own secluded country estate, is a rare opportunity for a purchaser.

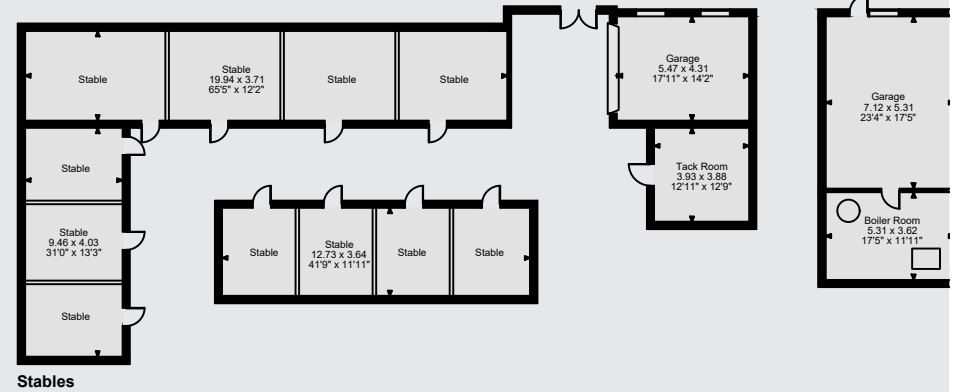
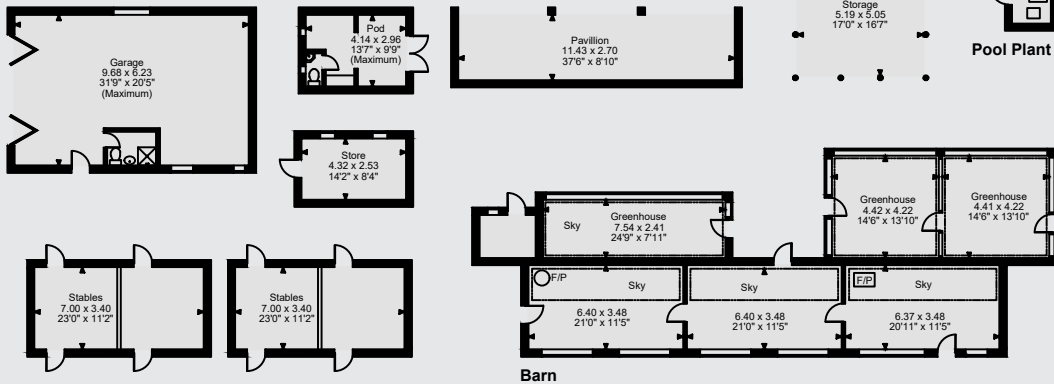
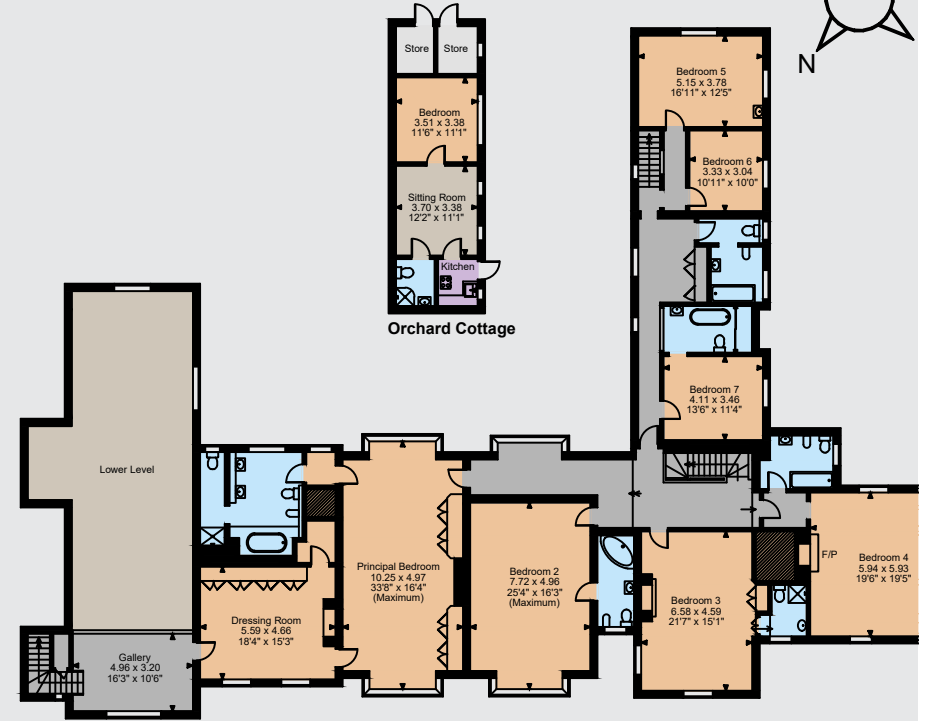
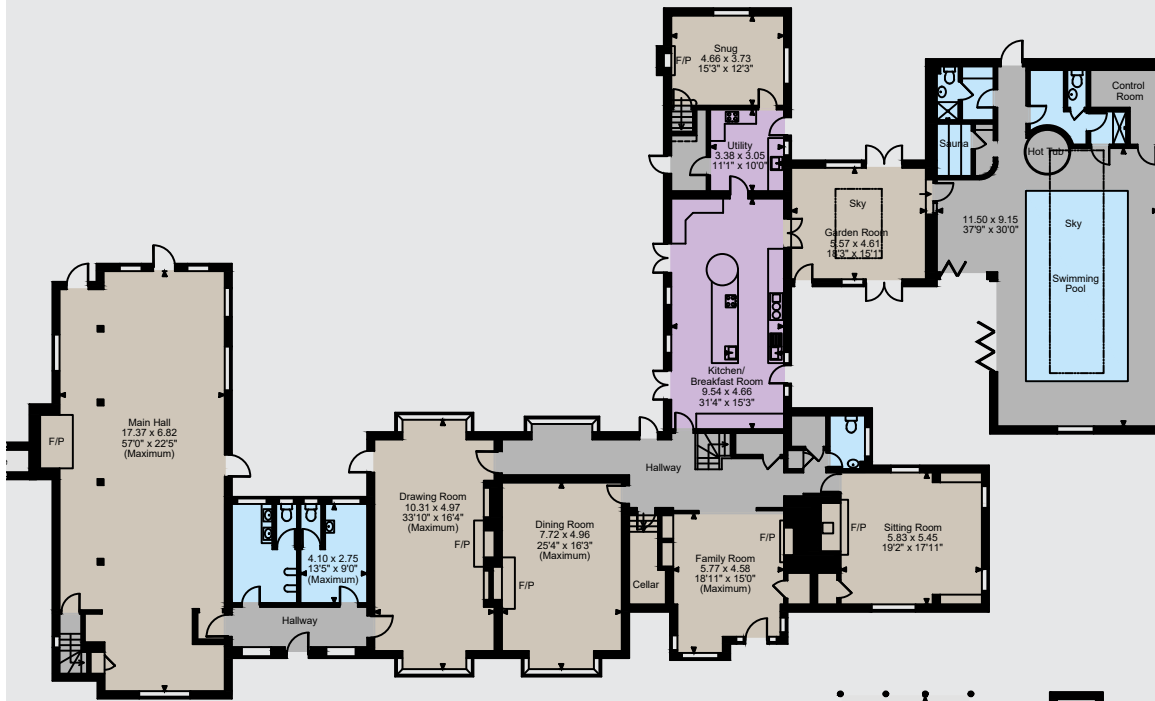
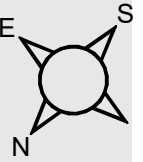
The historic town of Colchester to the south and Suffolk's country town of Ipswich to the east both provide further extensive shopping facilities and a wide range of cultural and sporting opportunities as well as highly regarded schools in both the private and public sectors.

The main A12 to the south provides a link with the A14, the M25 and the country's motorway network. Main line rail services are available from Ipswich, Manningtree and Colchester.

There are excellent walking opportunities bordering Priory Hall and in the nearby Stour Valley and Constable Country.

Sailing is available on the Orwell and Stour estuaries and the East Coast and there are a number of local golf courses including those at Hintlesham Hall, Stoke-by-Nayland and Brett Vale.





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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General

Local Authority: Babergh District Council
Services: Gas central heating. Solar panels. All other mains services are connected.
Council Tax: Band H
Tenure: Freehold
Guide Price: £3,500,000

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