

PRIORY HALL

Magazine 



THE
COUNTRY
HOUSE
DEPT.







PRIORY *Hall*

Benton Street, Hadleigh, Ipswich, Suffolk, IP7 5AZ



Priory Hall sits hidden within its grounds, positioned behind a red brick wall that leads to tall electric iron gates. From the moment you arrive, you are in your own world. The house is immediately impressive, its timber-framed façade full of character, yet you remain just a short walk from the centre of Hadleigh. It is a rare balance of privacy and convenience.

Believed to date back to the 16th century, the house has evolved into a generous and highly liveable home. The layout is centred around a welcoming entrance hall, with well-proportioned reception rooms that lend themselves naturally to both family life and entertaining. Many rooms open directly to the gardens and terraces, alive with colour and energy through the seasons.

The Hall is a defining feature. A vast, vaulted space with exposed timbers and a gallery above, it has previously hosted weddings but offers complete flexibility for future use.

An indoor swimming complex adds another dimension, a bright, vaulted space designed for year-round use with a strong connection to the outside. The grounds extend to just over 21 acres. Formal lawns and parterre gardens sit alongside a lake, a lily-filled pond, a kitchen garden, tennis court and wider parkland. Equestrian facilities with spectacular views of the parkland are well arranged with separate access, and a range of outbuildings, including a barn and pavilion, provide further opportunity. A separate cottage offers additional accommodation.

Priory Hall is a home that combines scale, connectivity, versatility and a true sense of escape.







THE FINER *Details*

Bedrooms
7

Reception Rooms
7

Bath/Shower Rooms
9

Outbuildings
1

Stables
16

Equestrian facilities including walker and manège

Outbuildings and Garaging

Indoor Pool and Tennis Court

Acreage
21.14

What3Words
///race.reminder.treat

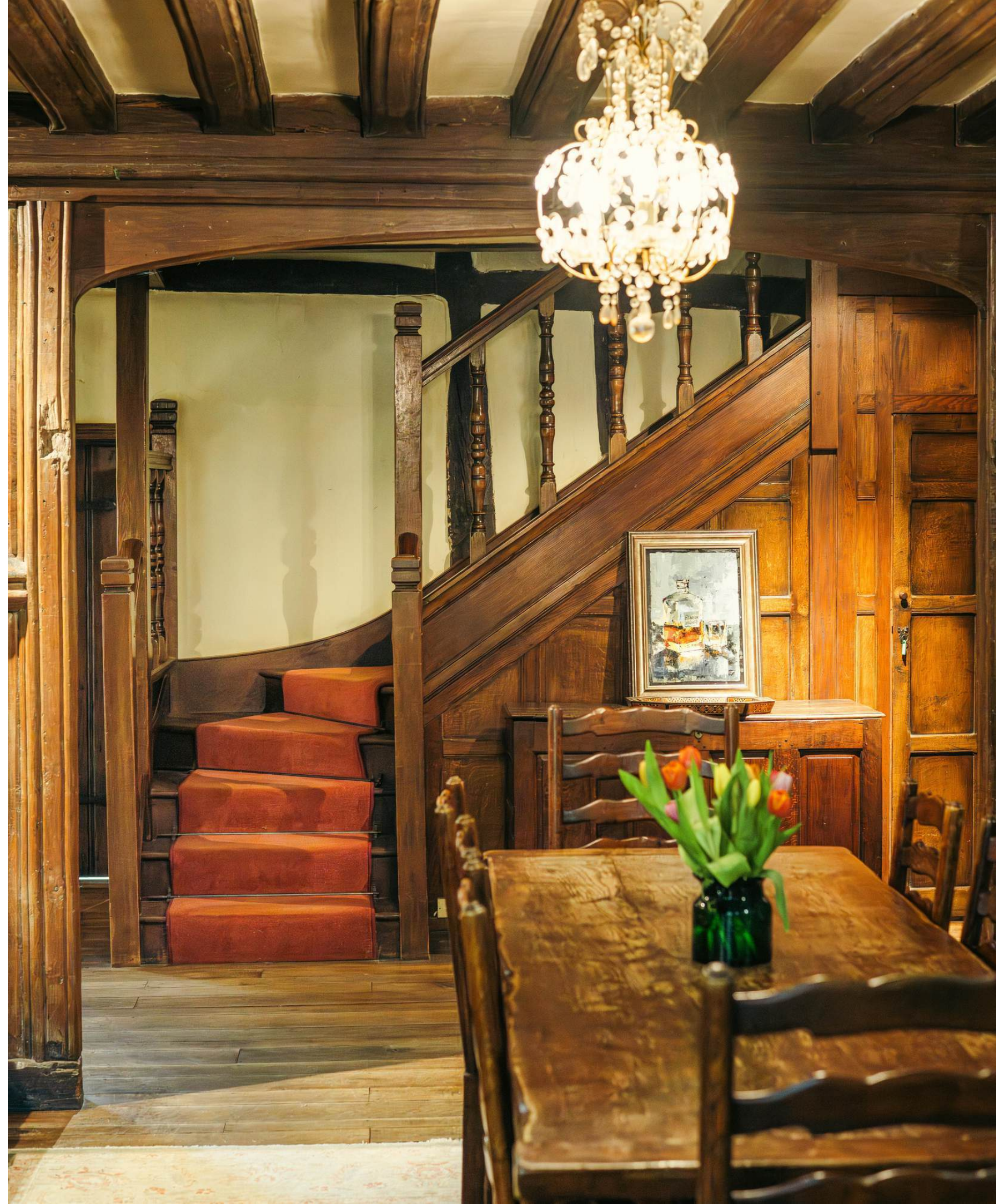
Co-Ordinates
52°02'11"N , 000°57'36"E

Services
Mains water, electricity, and drainage
Biomass heating system
Solar Panels

EPC
Band F

Council Tax
Band H

Local Authority
Babergh District Council













ABOUT THIS *Area*



Set on the edge of Hadleigh, Priory Hall is surrounded by rolling countryside, with a landscape that invites you out to walk, ride and explore. Bridleways and footpaths weave through farmland and along the nearby River Brett, offering quiet moments by the water and the chance for paddleboarding.

Hadleigh itself is a thriving market town, known for its historic timber-framed buildings, independent cafés and strong sense of community. It offers everyday convenience alongside a relaxed, village-like feel, with regular farmers' markets, the much-loved Hadleigh Show, and a lively local scene.

Just outside the town, The Marquis is a firm favourite, known for its restaurant and spa, perfect for long lunches or an easy escape.

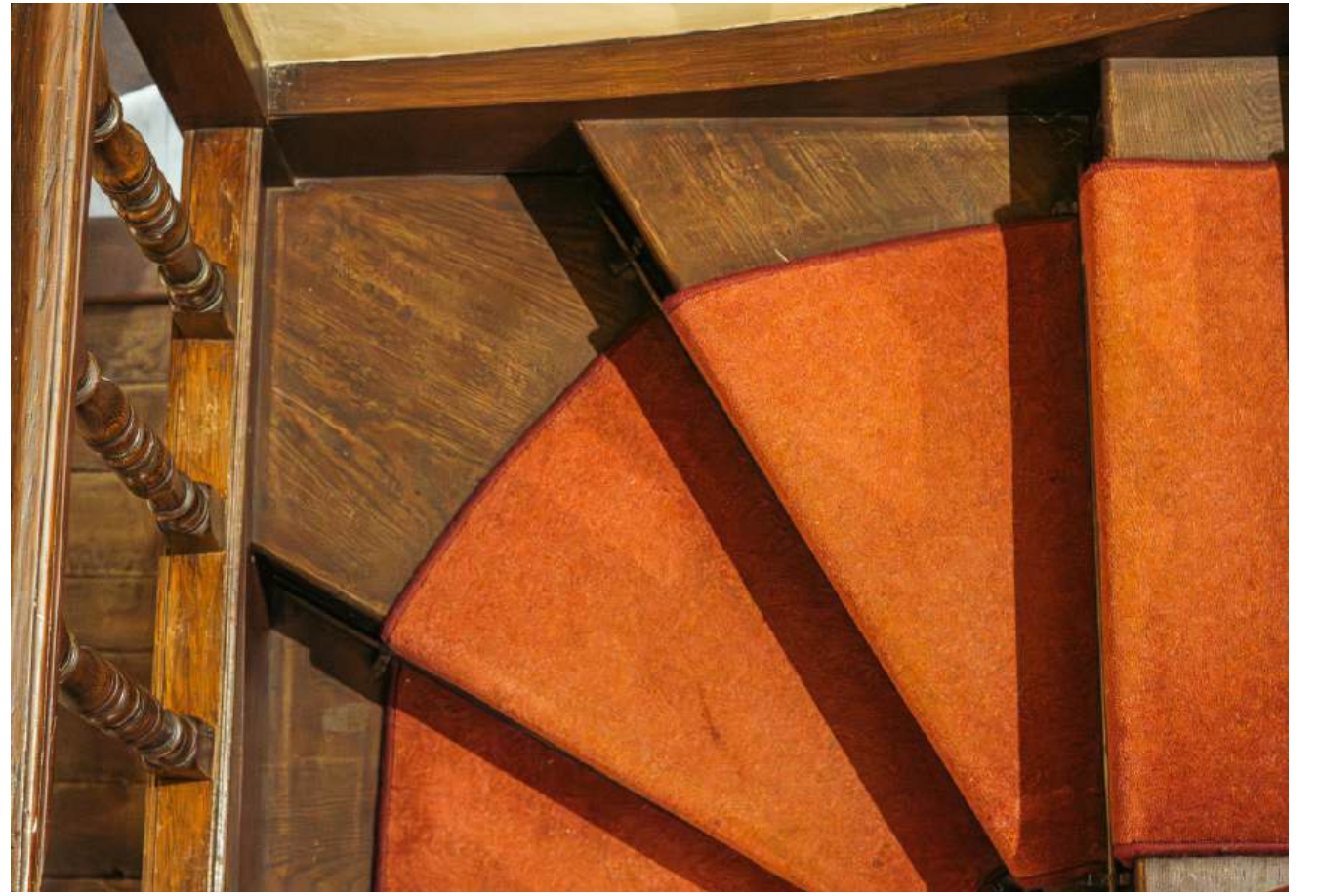
For families, schooling is a major draw. Well regarded options include Old Buckenham Hall School, Orwell Park School, Ipswich School and Ipswich High School, alongside excellent state schools and Colchester Royal Grammar School. Manningtree Station, with direct trains to London Liverpool Street in under an hour, is also within easy reach.

With the Stour Valley and Constable Country close by, and the Suffolk coast within easy reach, this is a location that balances countryside living with connection, offering access to some of the very best of Suffolk.





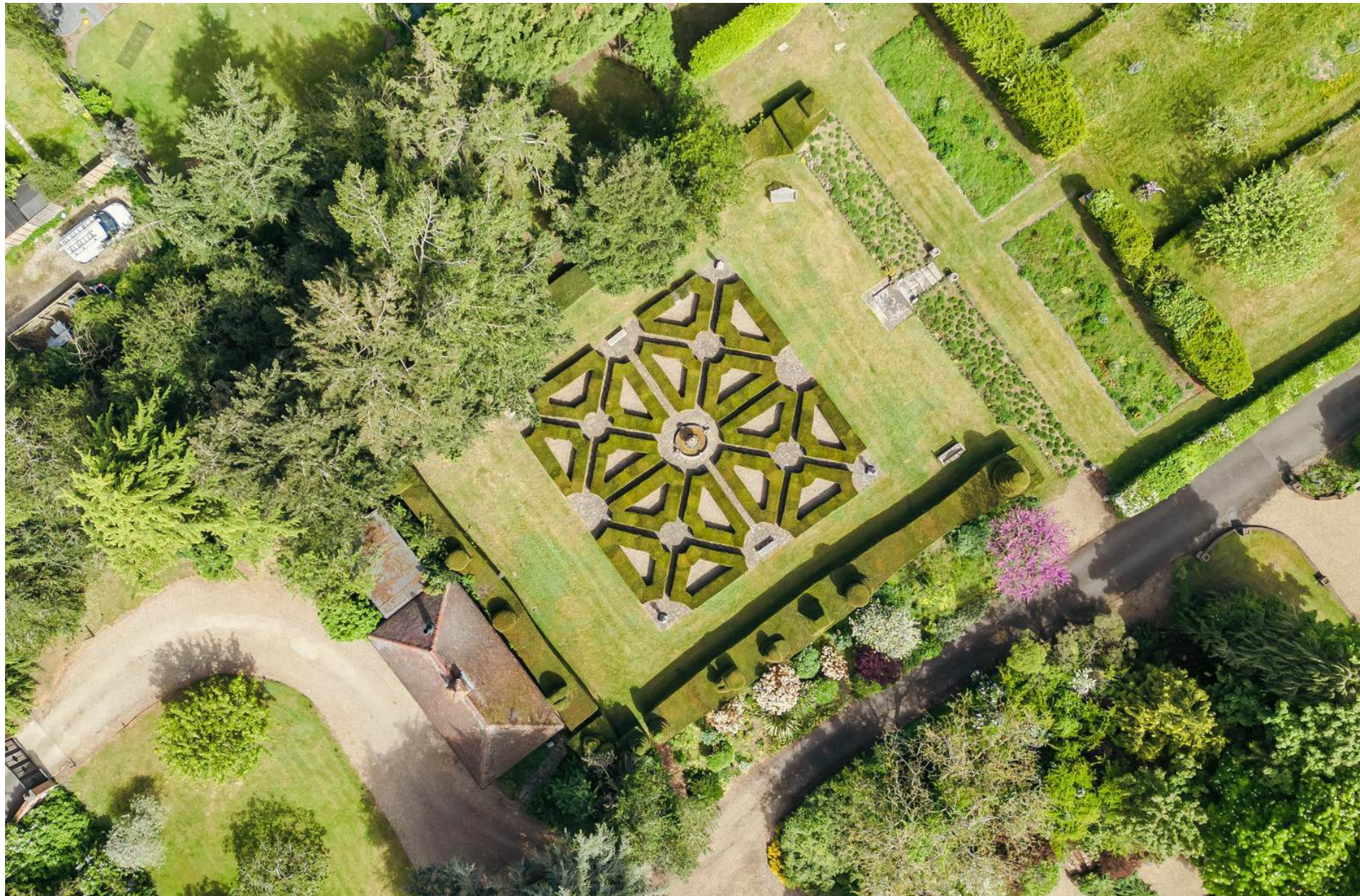




















POINTS OF *Interest*



Towns and Cities

Ipswich 10 miles
Colchester 14.2 miles
Stowmarket 15.8 miles
Bury St Edmunds 23.1miles
London 80 miles

Pubs & Restaurants

The Bildeston Crown, Bildeston
Peacock Inn, Chelsworth
The White Horse, Edwardstone

Train Stations

Manningtree Station 8.8 miles
Ipswich Station 9.9 miles
Colchester Station 13.7 miles

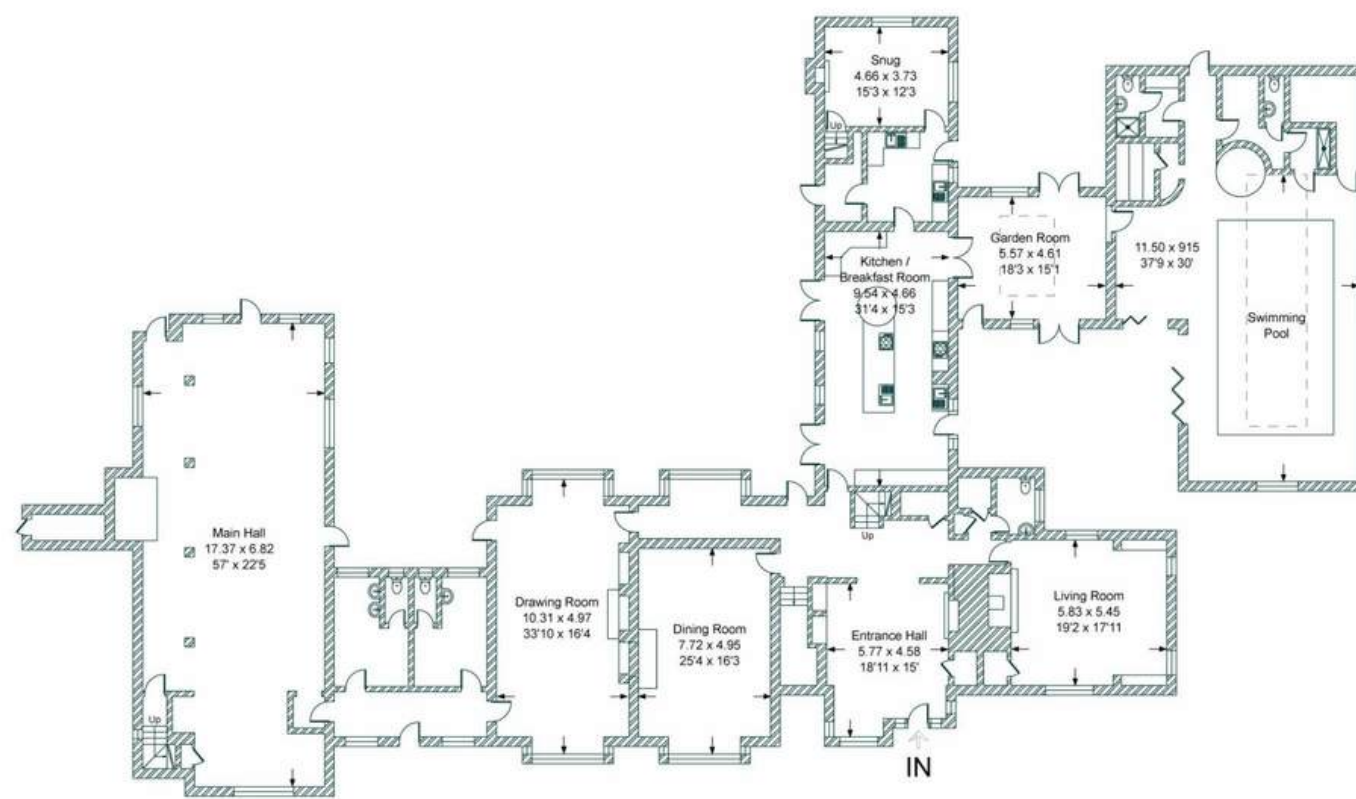
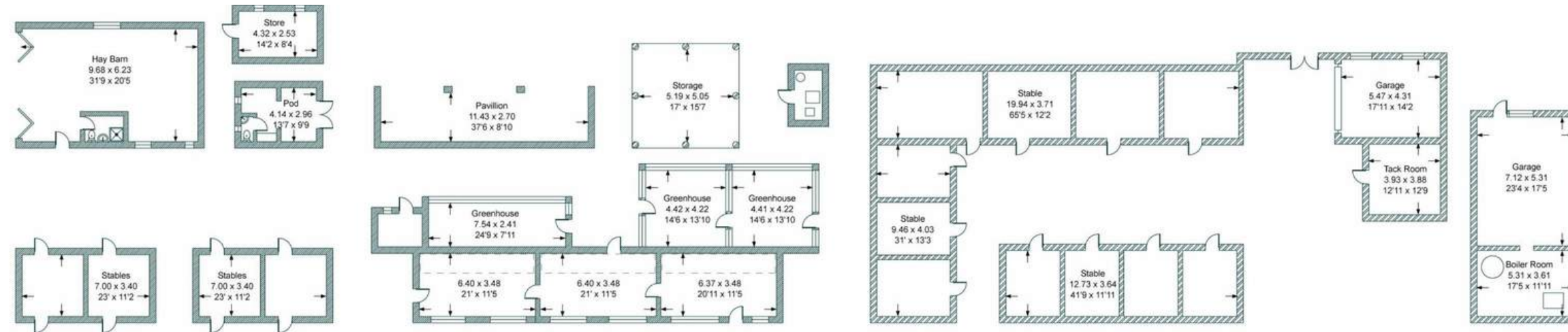
Airports

Stansted Airport 50 miles
Southend Airport 52 miles
London Heathrow 106 miles

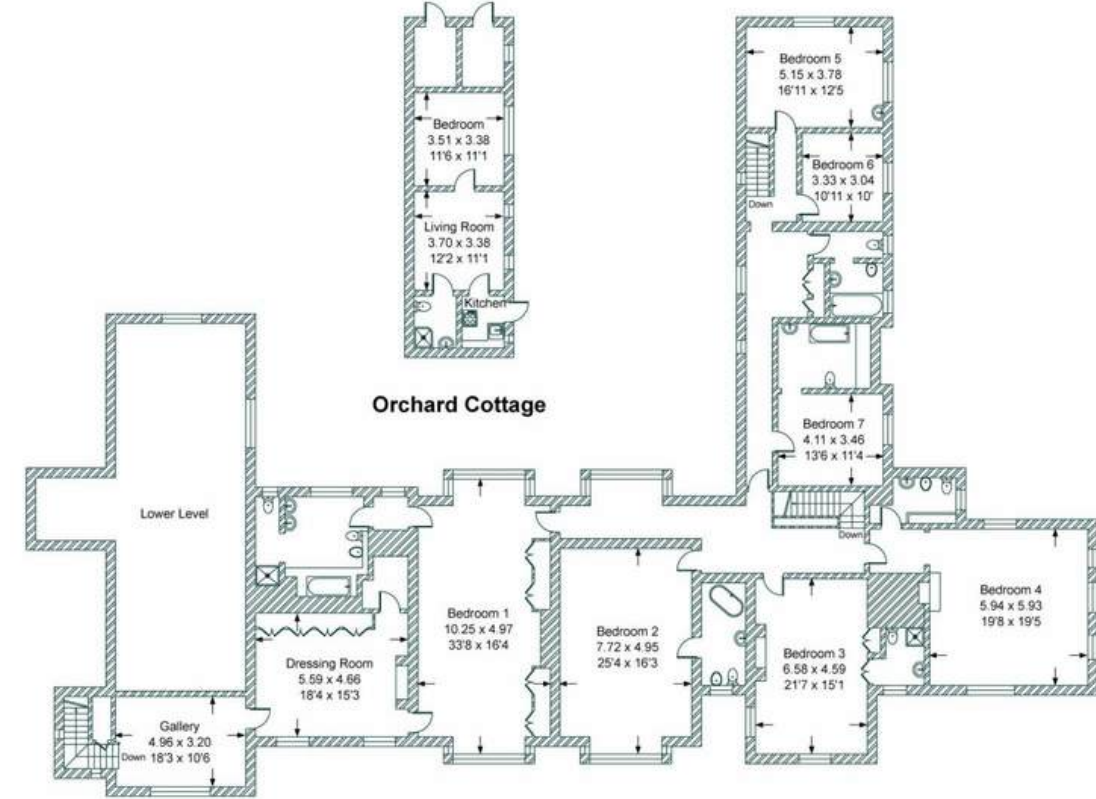


FLOORPLANS

Priory Hall



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
Produced by The Country House Department Limited

Total - 652.5 sq m / 17,791 sq ft
House - 1052 sq m / 11325 sq ft | Orchard Cottage - 40.6 sq m / 438 sq ft | Outbuildings - 438.4 sq m / 4,720 sq ft | Garage - 121.5 sq m / 1308 sq ft

AREA GUIDE

Suffolk

Suffolk offers big skies, sweeping coastlines, and a slower pace of life. Its seaside towns, Aldeburgh, Southwold, and Orford, are famed for fresh seafood, colourful beach huts, and independent shops. Inland, the medieval wool towns of Lavenham and Long Melford showcase timber-framed buildings and rich heritage. The landscape is gently undulating, with rivers, meadows, and farmland perfect for walking or cycling. Food lovers are spoilt with farmers' markets, artisanal producers, and award-winning pubs. Suffolk is also known for its thriving arts scene, from Aldeburgh's music festival to galleries and theatres across the county. Well-connected yet distinctly rural, Suffolk is a county that blends history, culture, and coastal beauty in equal measure.

Walk - Bures Dragon Walk

Created for the Queen's Diamond Jubilee, the chalk outline commemorates a local legend of a dragon that once terrorised the village. While the dragon sits on private land, it's easily viewed from St. Stephen's Chapel.

Eating Out - The Three Horseshoes

A family-run country pub and restaurant, it serves delicious local food. In 2024, it was awarded three rosettes from the AA Restaurant Guide and a Michelin Bib Gourmand and named Pub of the Year.

Event - The Suffolk Show

The Show celebrates local rural life, showcasing the best of agriculture, equestrian events, local food, and country pursuits, from livestock displays to show jumping and artisan stalls.

Day Out - Ickworth House & Gardens

This is a striking National Trust estate, with its grand Italianate rotunda, sprawling parkland, and beautifully landscaped gardens. Kids can explore the woodland play areas, while history lovers can delve into the fascinating past of the Hervey family, with scenic walks, cycle trails, and a café.





ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← *Sold by The Country House Department*



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