



Former Dukes Head, High Street

Coddenham, Ipswich

Guide Price £300,000

LACY SCOTT
& KNIGHT

est. 1869

Former Dukes Head, High Street

Coddenham | Ipswich | IP6 9PN

Claydon 3 miles, Ipswich 7 miles, Stowmarket 8 miles

A charming Grade II Listed former public house with residential planning permission granted to convert into a 4-bedroom home in the middle of a small Suffolk village with excellent transport links to surrounding towns.

Former Pub to Convert | Grade II Listed | Period Features | Village Living | Three Storey | Kitchen | Bar | Dining Room | Four Bedrooms | Garden | Off Road Parking

Former Dukes Head Public House

Nestled in the heart of the picturesque village of Coddenham, this charming Grade II Listed former pub offers a perfect blend of character and potential for modern living. While it will require a fair amount of work to convert, the property exudes good potential for a cosy ambience, with original features such as exposed beams and a traditional inglenook fireplace adding to its appeal. The accommodation comprises a Living/Bar room, spacious dining room, kitchen, and four bedrooms, offering ample space for a growing family or those seeking a peaceful retreat.

Outside

The property boasts a good-sized garden on a higher level than the main building, with steps leading up to it. The full extent of the garden will be subject to negotiation. There is off road parking to the right side of the property.

Planning

Listed Building Consent has been granted for the works to convert the former public house (now disused) to a residential dwellinghouse, permitting ground floor infill, roof extensions, replacement windows & doors, external cladding, internal remodelling and repairs.



Further information can be found on the Mid Suffolk District Council planning portal using the reference number DC/20/02461.

Footings and drainage were put in place in late 2023 which we understand to have satisfied the commencement of works.

Architect

Plans drawn by Beech Architects of Thorndon, Suffolk.
Email: enquiries@beecharchitects.com
Tel: 01379 678 442

Services

Mains electricity, water, and drainage.

Flood Risk

Very Low (Source: Gov.uk)

Broadband Speed

Superfast Broadband Available (Source: Ofcom)

Mobile Speed

EE, Three, Vodafone – Good outdoor service (Source: Ofcom)
O2 - Good outdoor, variable in-home service (Source: Ofcom)

Local Authority

Mid Suffolk District Council – Council Tax Band – A

Location

Coddenham is a very attractive and well served village, benefitting as it does from church, village shop, recreation ground, leisure centre and Coddenham Country Club.

Coddenham is also noted for having won Village of the Year in 2002 for its community spirit, with the village offering wonderful walks within the surrounding countryside.

Directions

Travelling along the A14 towards Ipswich, take Junction 51 and turn left at the roundabout onto the A140. Continue for approx. 0.3 miles before turning right and heading straight over the crossing onto Needham Road/B1078. Continue along the B1078 for approx. 1.5 miles before heading straight into the village of Coddenham and following the bend in the road past the village shop. The former Dukes Head will be found about halfway up the High Street on your left.

What3Words

flagged.cupcake.intrigues

Viewings

By appointment with the agents Lacy Scott & Knight.

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Plans, Areas and Schedules

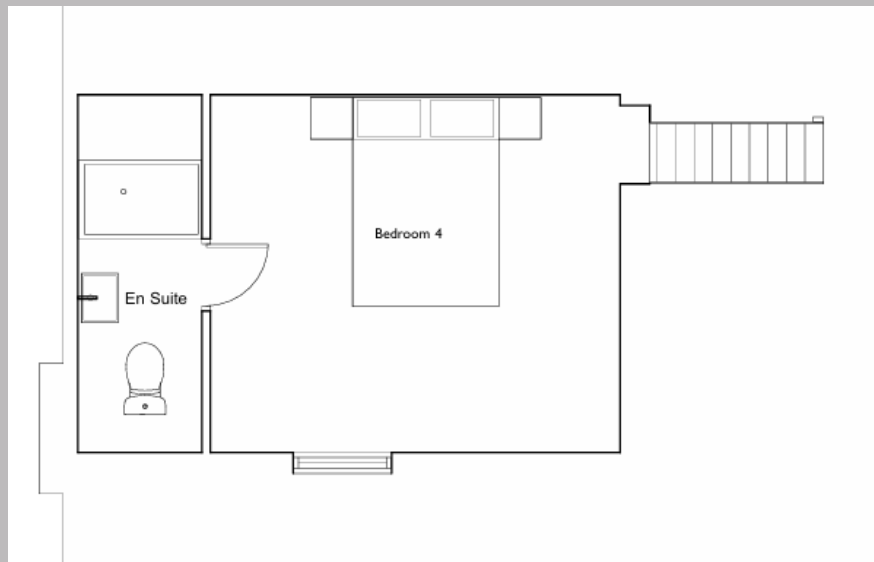
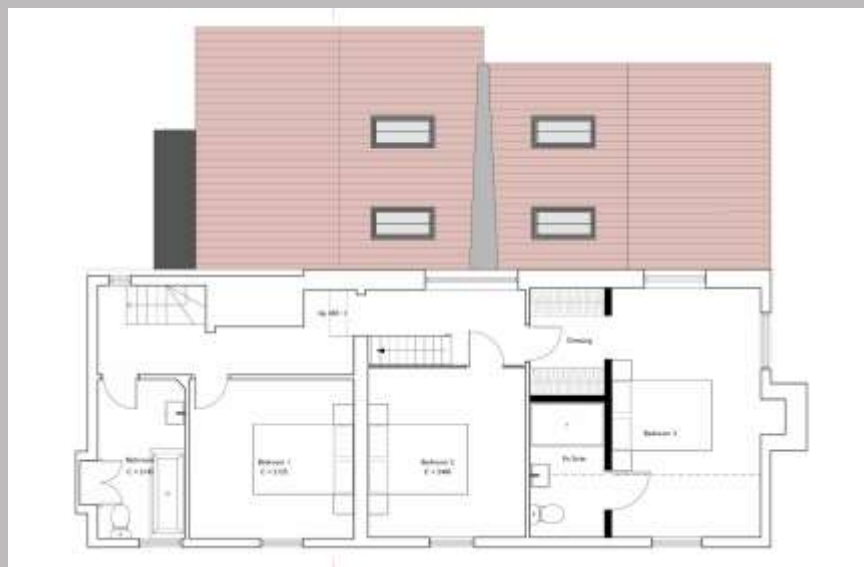
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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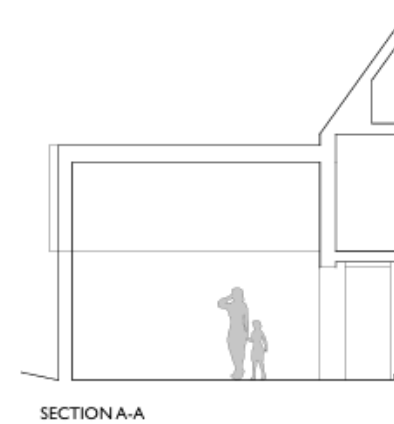
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Proposed Elevations



Dukes Head High Street, Coddendam, Ipswich, IP6

Approximate Area = 2095 sq ft / 194.6 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©redroom 2025. Produced for Lucy Burt & Knight. REF: 1296633

Existing Floorplan



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Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN