



# GREY MALIN

Monks | Leigh | Suffolk



Chapman Sticks



# GREY MALIN, THE STREET, MONKS ELEIGH, SUFFOLK, IP7 7JE

AN UNLISTED MID-TERRACE VICTORIAN COTTAGE WITH A  
SOUTH FACING GARDEN

Hadleigh – 6 miles

Sudbury – 8 miles

Bury St Edmunds – 16 miles

- 
- Sitting room • Kitchen • Dining room • Shower room • 3 bedrooms •
  - South facing rear garden •







## The Property

Located in the centre of the village, Grey Malin was built in 1868 and has retained much of its character.

A welcoming entrance hall featuring original cladding opens into a well proportioned sitting room with a large glazed window filling the room with natural light. A further feature of the sitting room is a Morso multi-fuel stove which provides heating for the entire property. The dining room enjoys views over the rear garden and is fitted with an Esse which also heats the water. The dining room leads into the kitchen which has built in oven and hob, plumbing for dishwasher and washing machine and worksurfaces on two sides. The kitchen flooring is Suffolk Stone. The recently modernised shower room has an electric shower and also benefits from underfloor heating.

On the first floor there are two double bedrooms and a single bedroom. The principle bedroom has a feature fireplace and overlooks the pretty street scene, whilst the second double bedroom has 2 built in cupboards and enjoys views over the rear garden and countryside beyond.

Outside, is a secluded south facing garden consisting of a raised sun terrace with steps leading onto an area of lawn defined by established shrubs. To the bottom of the garden is a shed and a triple coal bunker.

## Agents Note

Grey Malin enjoys a pedestrian right of access across the rear garden of the neighbouring property.

## Location

Monks Eleigh is an attractive village set within the Suffolk countryside, with a popular pub and community shop / post office. The excellent Hollow Trees Farm Shop is nearby with the market towns of Hadleigh and Sudbury both within easy reach.

## Services

Mains water, electricity, and drainage.

Local Authority and Council Tax Band  
Babergh with Mid Suffolk District Council  
Band C (2024)

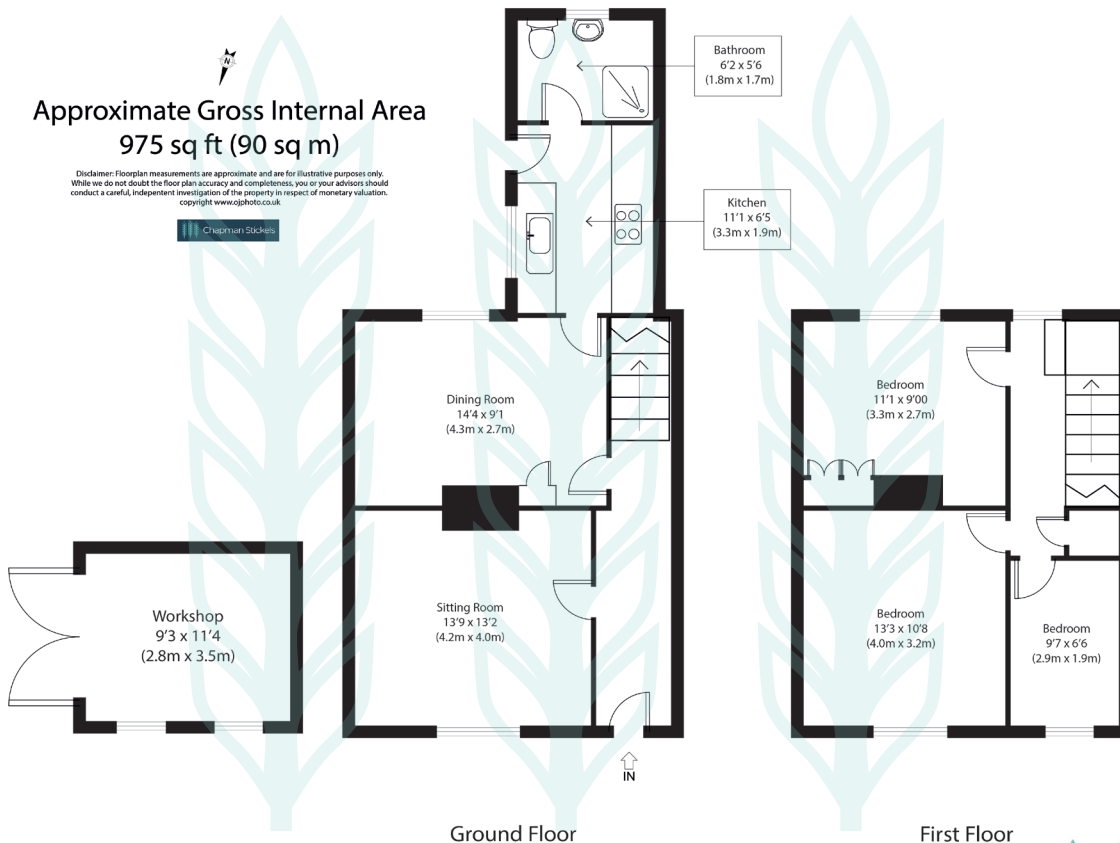
## EPC Rating

Current E(41). Potential C(72).



## Approximate Gross Internal Area 975 sq ft (90 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



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