



MONKS

Lindsey | Suffolk



Chapman Stickels





Chapman Stickels

AN ATTRACTIVE LISTED COTTAGE OCCUPYING A PROMINENT POSITION ON A
MINOR COUNTRY LANE TOGETHER WITH PRIVATE GARDENS, OFF-ROAD PARKING
AND OUTBUILDINGS

- Entrance Hall • Cloakroom • Dining room • Sitting room • Family room •
- Boot room • Kitchen / breakfast room • Utility room • Ground floor bedroom with ensuite •
- 3 further bedrooms (one ensuite) • Snug • Family bathroom • Outbuildings •
- Off-road parking • Gardens •

Hadleigh – 4 miles / Colchester – 14 miles / Sudbury 10 miles





Old World Recipes
by
1790

The Property

Built in the 17th century as four separate tenements, Monks now forms one substantial detached cottage which provides some 2,400 sq.ft of accommodation. As one would expect from a cottage of its ilk, numerous period features include exposed beams and studwork, and a notable inglenook fireplace to the sitting room.

The cottage is accessed via a central lean-to entrance hall with cloakroom off, which leads into the dining room with oak flooring and the main stairs to the first floor. The oak flooring extends into the sitting room, which features the impressive inglenook fireplace. Beyond is the end reception room, which gives further twin aspect views over the front and rear garden.

The opposite end of the cottage provides the kitchen / breakfast room, with further oak flooring and worksurfaces fitted on two walls with base and level units. Integral appliances include a double oven and grill and an inset induction hob.

Ideally configured for a dependant relative, the southern end provides a ground floor double bedroom with a lean-to shower / bathroom, with independent access onto the rear garden.

The first floor provides three further double bedrooms, with the main bedroom (north) fitted with full height solid oak wardrobes to the end wall. Via an adjacent landing / seating area is the modernised ensuite shower room. The remaining bedrooms are served by a further family bathroom.

The cottage is attractively positioned along a minor county lane, with box hedging defining the front boundary. To the north is the shingle driveway which leads to a detached brick and tile outbuilding / garage. The garden is chiefly to the rear (south west) and offers complete privacy. An area of lawn extends to the southern end which is defined by established flower borders and hedges.

Agents note

The reed thatch was re-ridged in 2021 and it is highly likely the entire thatch won't require further remedial works for another 20 years.

Location

The village of Lindsey is renowned for its tranquil setting within the beautiful surrounding countryside. There is the very popular Red Rose pub, and a charming village church. Hadleigh, one of Suffolks finest ancient market towns, is some 4 miles distance and has an wide-ranging mix of amenities including shopping, leisure and recreational activities. Ipswich is about 14 miles, Sudbury 10 miles and Lavenham 6 miles.

Services

Mains water and electricity are connected. Fibre optic broadband. Oil-fired heating via a 'Grant' boiler and private drainage, both of which have been recently modernised.

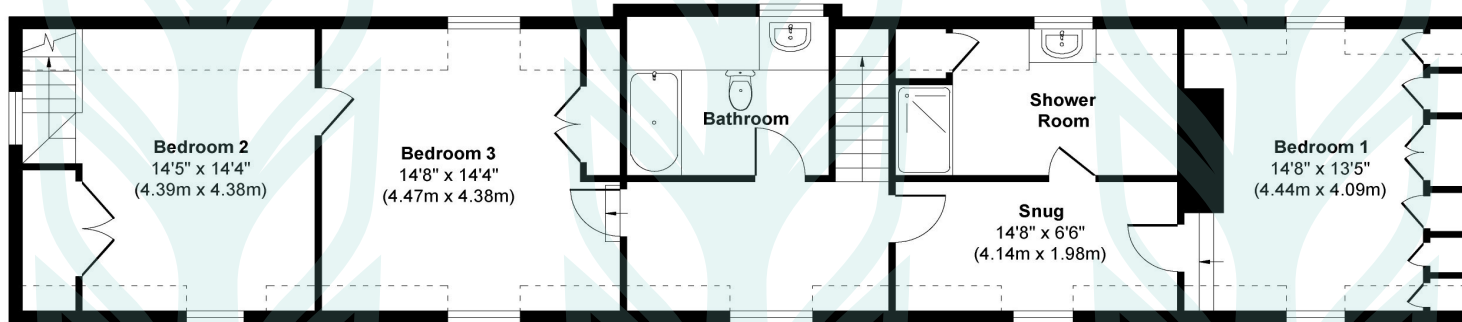
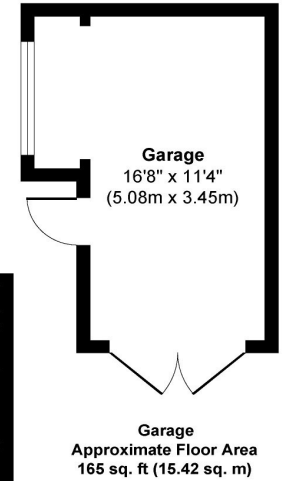
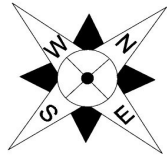
Local Authority and Council Tax

Babergh with Mid Suffolk District Council
Band G (2024)

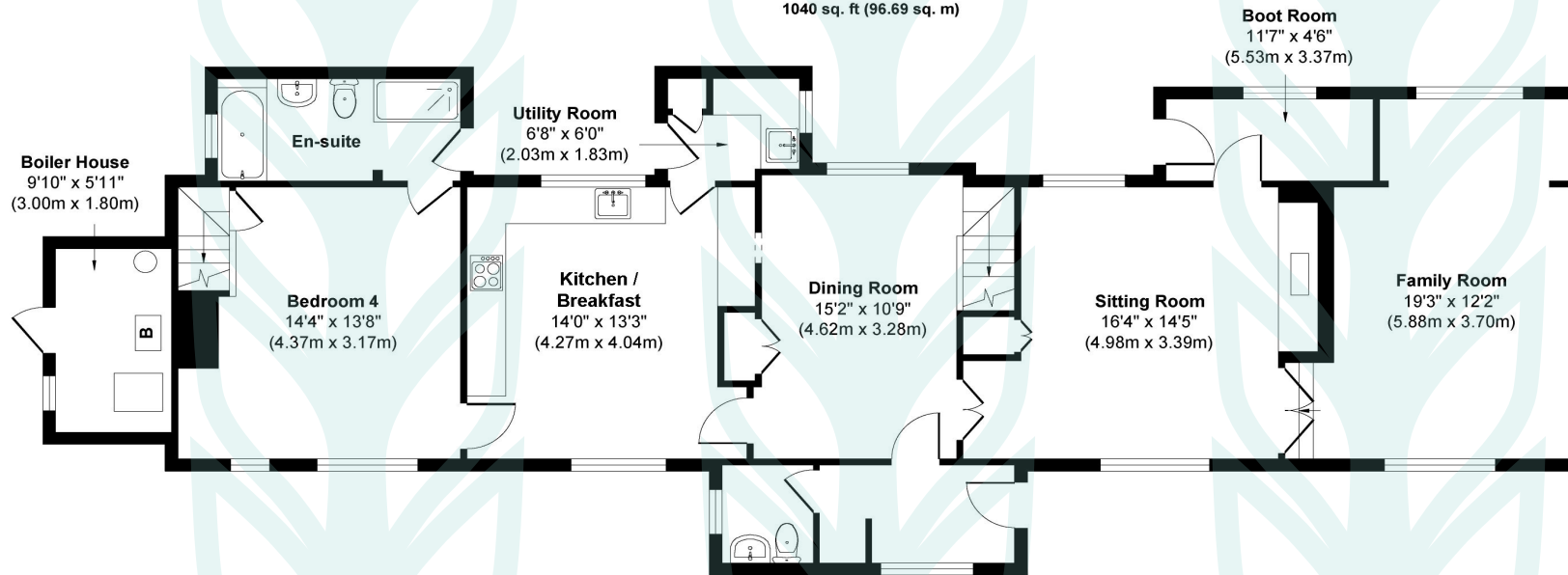




Monks, The Street, Lindsey, Suffolk, IP7 6PU



First Floor
Approximate Floor Area
1040 sq. ft (96.69 sq. m)



Ground Floor
Approximate Floor Area
1376 sq. ft (127.84 sq. m)

Approx. Gross Internal Floor Area 2416 sq. ft / 224.53 sq. m.

Approx. Gross Internal Garage Area 165 sq. ft / 15.42 sq. m.

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