



THE OLD BAKEHOUSE

Monks | Leigh | Suffolk



Chapman Sticks

THE OLD BAKEHOUSE SWINGLETON GREEN MONKS ELEIGH IP7 7AB

A CHARMING PART-THATCHED COTTAGE ATTRACTIVELY POSITIONED ALONG
A MINOR COUNTRY LANE TOGETHER WITH OUTBUILDINGS AND
GARDENS BACKING ONTO FENLAND

Boxford – 5 miles

Hadleigh – 6 miles

Sudbury – 7.7 miles

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- Kitchen / breakfast room • Utility room • Shower room • Two reception rooms •
 - Landing • Two double bedrooms • Bathroom • Gardens •
 - Brick and tile outbuilding • Timber garage •
 - In all, 0.17 acres •





Property

Occupying an idyllic and secluded rural setting, The Old Bakehouse is a Grade II listed cottage which likely dates from the 16th century. The original part is the thatched eastern section, that once formed part of the neighbouring property (Church's). A later addition, which is probably 19th century, consists of the pantiled end section (west) with a lower roof line.

A range of former single storey outbuildings, which are probably also early 19th century, were subsequently adapted and connected to the rear of the cottage. This range consists of the kitchen / breakfast room, which gives the main access into the cottage. The end section is the adjacent utility room and shower room.

The main ground floor part provides two reception rooms, where the dining room provides much character, with exposed wall and ceiling beams with a focal red brick fireplace. The twin aspect sitting room also provides a central fireplace, with a notable bay window providing much natural light and views over the side garden.

The landing on the first floor is likely to be a former bedroom, which has now been partitioned to provide a central bathroom. Bedroom one, which is above the sitting room, offers further views over the side garden as well as the attractive rural scene to Swingleton Green. Bedroom two reveals the original core, with heavily timbered walls and origins of a former Tudor fireplace.

Outside, the property offers a private rear garden consisting of an extensive patio area which leads onto the main lower part. This area provides a large expanse of lawn, which is defined by wide and well-established flower and shrub borders. Beyond a pergola, the lawn widens towards the far northern boundary, which backs onto fenland.

Outbuildings include a notable brick and tile store (which offers scope to convert into a home office) and an adjoining timber framed garage with double doors leading onto the minor country lane. In all, the property covers some 0.17 acres.

Location

Swingleton Green is a quaint rural hamlet, tucked away on the southern outskirts of Monks Eleigh. Monks Eleigh is an attractive village set within the south Suffolk countryside, with the popular Swan public house and community shop / post office located within walking distance of the property. 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 are connected. Oil-fired heating

Local Authority and Council Tax Band
Babergh District Council
Tax Band E (2025)

The Old Bakehouse, Swingleton Green, Monks Eleigh, Suffolk, IP7 7AB

Approximate Floor Area
Main House - 1107 sq. ft / 102.86 sq. m



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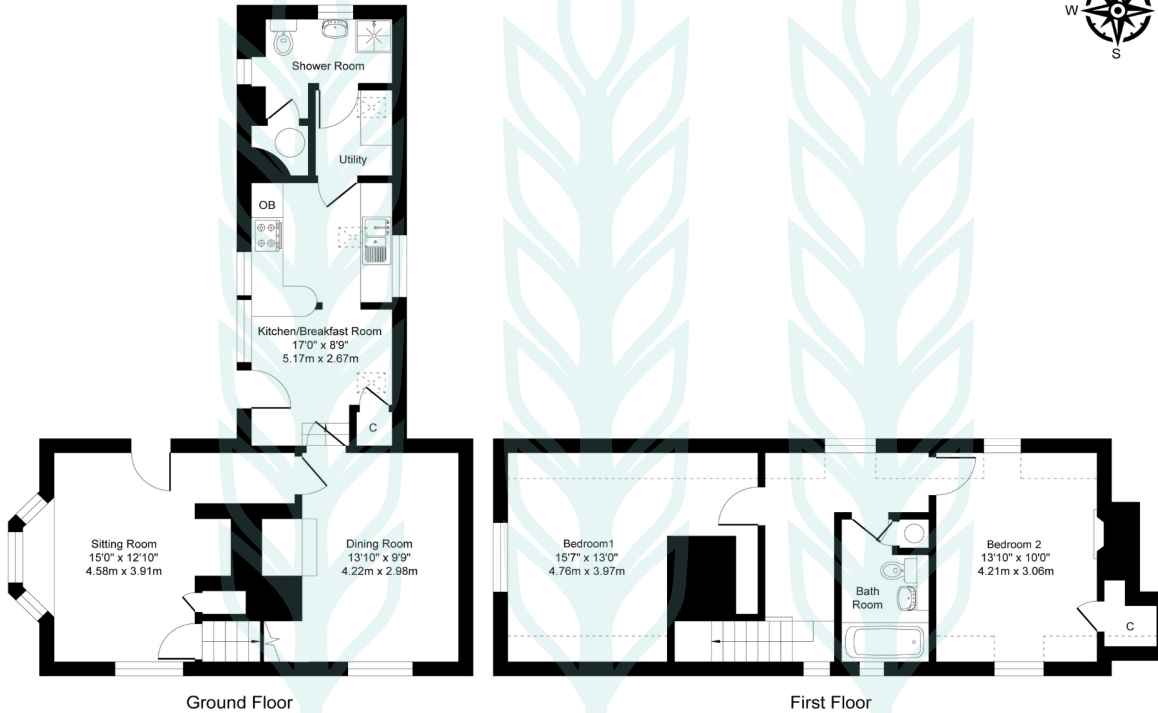


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