



Monks | The Street | Lindsey | IP7 6PU

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TOWN & VILLAGE
PROPERTIES

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

“A characterful Grade II Listed four bedroom detached, thatched house standing in pretty and proportionate grounds offering a wealth of period features, off road parking & garage.”

Description

An attractive and characterful Grade II Listed four bedroom detached, thatched house standing in pretty and proportionate grounds, all of which stand within the rural and popular Suffolk parish of Lindsey.

Other notable benefits include off-road parking, a single garage and a wealth of period features over the two floors of living accommodation, which extends to well over 2,400 square feet.

About the Area

Lindsey is a popular and pretty rural village surrounded by open countryside, and the heart of the village is a church as well the delightful Lindsey Rose public house. The parish also boasts the presence of St. James's Chapel, looked after by English Heritage. The neighbouring picturesque wool villages of Kersey and Monks Eleigh envelop Lindsey's periphery and also enjoy charming traditional pubs, village schools and a farm shop. A few miles away is the historic Lavenham, thought to be the most preserved Medieval village in England. The market town of Hadleigh is in all about five miles away, along with the ancient town of Colchester (around 11 miles away) with its mainline station providing access to London's Liverpool Street Station.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

A light and airy welcoming entrance with window to front aspect with secondary glazing, tiled flooring, cloaks hanging space and door to:

Cloakroom

White suite comprising w.c, hand wash basin, tiled splash back, window to side aspect with secondary glazing and tiled flooring.

Dining Room Approx 15'2 x 10'9 (4.6m x 3.3m)

An imposing light and airy space with substantial exposed beams, oak flooring, stairs rising to the first floor, window to rear aspect with secondary glazing, door to storage cupboard and serving hatch to kitchen. Door to sitting room and door to:

Kitchen/Breakfast Room Approx 14' x 13'3 (4.2m x 4.0m)

Double aspect windows to front and rear with secondary glazing, exposed timbers and fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl ceramic sink, drainer and chrome mixer tap. Integrated appliances include four



ring induction hob with extractor over, Belling oven and grill and dishwasher. Hardwood flooring, door to playroom/bedroom four and door to:

Utility Room Approx 6'8 x 6' (2.0m x 1.8m)

Personnel door to rear opening onto the terrace, tiled flooring and fitted with a matching range of base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for washing machine, door to larder cupboard with shelving and window to side aspect.

Playroom/Bedroom Four Approx 14'4 x 13'8 (4.3m x 4.2m)

Currently used as such yet ideal for a variety of uses. Two windows to front aspect (one of which is secondary glazed), built-in shelving, door to staircase, exposed timbers and door to:

Family Bathroom

Accessed via a step down and benefitting from personnel door to terrace. This white suite is divided up into two distinct areas and comprising w.c, hand wash basin, panel bath with shower attachment, tiled shower cubicle, tiled walls and window to side aspect with secondary glazing.

Drawing Room Approx 16'4 x 14'5 (5.0m x 4.4m)

A magnificent space with double aspect windows to the front and rear with secondary glazing and feature inset with inglenook fireplace on a brick hearth with oak bressummer over, oak flooring, exposed

timbers, double doors to sitting room and door to:

Rear Hall

Versatile space with personnel door opening onto the rear gardens, window to rear aspect with secondary glazing and cloak hanging space.

Sitting Room Approx 19'3 x 15'2 (5.8m x 4.6m)

Double aspect windows to the front and rear with secondary glazing, exposed timbers and built-in shelving. Please note this room is accessed via two steps down from the drawing room.

First Floor Landing

Window to front aspect with secondary glazing, exposed timbers, door to family bathroom and doors to:

Master Bedroom Suite Approx 14'8 x 13'5 (4.5m x 4.1m)

Incorporating dressing area and accessed via steps down from the landing, through what is believed to be one of the original Suffolk latch doors, double aspect windows to the front and rear with secondary glazing and an extensive range of fitted wardrobes.

Shower Room

Travertine style suite comprising shower cubicle with mosaic tiled flooring, hand wash basin with storage under, heated towel rail, tiled walls, storage cupboard and window to rear aspect with secondary glazing.



Bedroom Two Approx 14'7 x 14'2 (4.4m x 4.3m)

Double room with double aspect windows to the front and rear with secondary glazing and built-in wardrobe. Door to:

Bedroom Three Approx 12'4 x 11'9 (3.7m x 3.6m)

This double room can be accessed from either bedroom two or via the second staircase from the downstairs playroom/bedroom four. Oak flooring, built-in storage, double aspect windows to the front and side with secondary glazing and built-in wardrobe.

Family Bathroom

White suite comprising w.c, hand wash basin with storage under, panelled bath, heated towel rail, tiled flooring and window to rear aspect.

Outside

This attractive and imposing house stands proudly on a quiet country lane and is set slightly back from the road behind well-maintained hedging and some interspersed lawned areas. To the rear are pretty and proportionate grounds which are again predominately lawned with a small terrace abutting the rear of the property. Monks is accessed via a private gravelled drive providing ample off-road parking as well as giving access to the single detached garage. The garage benefits from personnel door and window to side. Also incorporated within the plot is a timber storage shed and summerhouse. The boundaries are clearly defined by predominately with a mixture of fencing and hedging for the most part.

Local Authority

Babergh District Council

Council Tax Band – G

Services

Mains water and electricity. Private drainage (Klargester). Oil-fired heating.











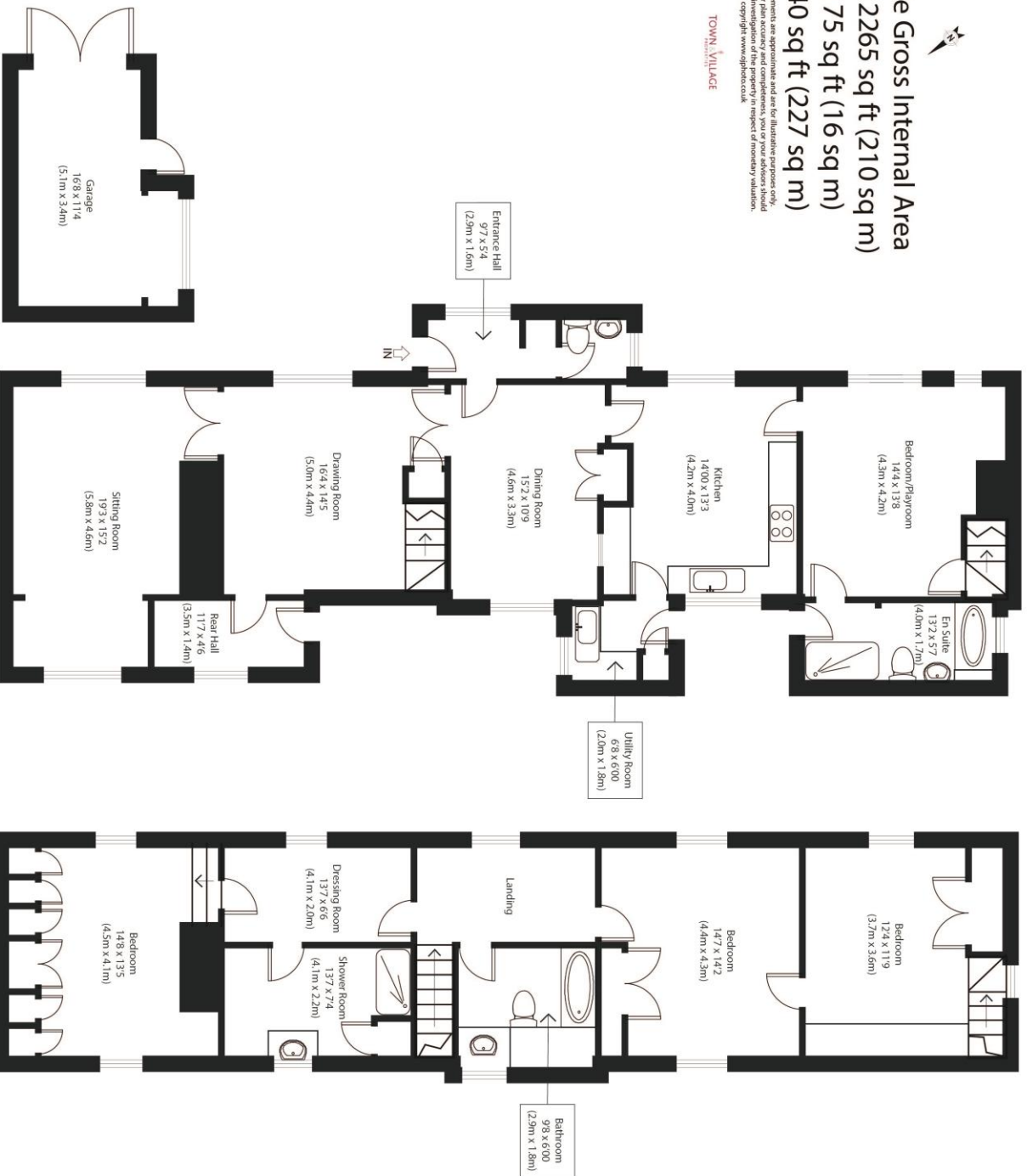
Approximate Gross Internal Area Main House 2265 sq ft (210 sq m)

Garage 175 sq ft (16 sq m)

Total 2440 sq ft (227 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 suitable independent inspection to verify the accuracy of the information contained in this contract.

TOWN VILLAGE



Ground Floor

First Floor



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