

Monks Farm St.  
James Road  
All Saints South  
Elmham



**ATTIK**  
CITY | COUNTRY | COAST

# Monks Farm St. James Road

## Guide Price £625,000

### The delightful rural thatched cottage & paddocks.

Welcome to Monks Farm, All Saints South Elmham, a quaint late 17th-century thatched cottage nestled in a very private spot surrounded by fields on all sides. Properties like this don't come along very often and this one has bags of potential to improve and extend further, stpp. The property is located centrally between three great market towns, Bungay, Halesworth, and Harleston, all just 5 miles away for everyday amenities, yet on its own surrounded by trees and open farmland, this really is the dream cottage and location.

Approached via a long private drive with an orchard to one side and a paddock on the other, with ample driveway space in front of the cottage, which is situated at the back of the plot with great uninterrupted views to the west from the rear, which is where the most potential lies to extend this wonderful property further. It does need work, but it will be a gorgeous home once updated and, unusually, it's not listed!! Entering via the front door brings you into a generous porch/boot room and leads into the dining room in the original cottage, where there is also a downstairs bathroom, a country-style kitchen with integrated Miele oven, hob, dishwasher and washing machine, a generous triple aspect lounge with an open fire, in a characterful 1950s tile-roofed extension overlooking one of two ponds, whilst upstairs there are two great sized double bedrooms with a plethora of exposed beams in the walls and vaulted ceilings. Additionally to the rear is a large attached annexe, built in the 70s, with a fibreglass roof, which comprises a large reception room/studio with a huge skylight at one end and patio doors to the rear garden, two generous bedrooms, and a large bathroom with a corner bath. This is where the alterations/improvements could have the most effect with the potential to extend this further, stpp, and open it up to the most amazing views towards the sunsets.

Outside there are numerous outbuildings including 6 block-built stables, 2 animal pens, a tack room, 2 stores, a workshop and a timber-framed double garage, all on concrete hard-standing, along with a separate block-built and tile-roofed office with two rooms, and a residential mobile home which is in serviceable condition. The land comprises three paddocks, one with additional access over a farm track, however, all are accessible from within the property, an orchard, which is currently a little overgrown, a west-facing rear garden with a pond, and a further pond behind the stables.

This truly is a property to die for, and with a little imagination, it would be a stunning home, so bring your wellies and come and see it for yourselves.

### Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band F

The thatched ridge does need to be replaced, although the main roof is in good condition. There is an overage for the uplift in the value of parts of all of the paddocks should planning permission be granted to build on them, this does not include any of the land with existing structures. Ask the team for more details.

Local Authority  
East Suffolk

Council Tax Band F

EPC Rating E



### Contact

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TOTAL FLOOR AREA: 3634 sq.ft. (337.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee is given to their operability or efficiency can be given.  
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