



**The Street, Monks Eleigh, Ipswich IP7 7AU**



**welcome to**

## **The Street, Monks Eleigh, Ipswich**

\*NO ONWARD CHAIN\* This impressive home is within the highly regarded village of Monks Eleigh. The former Bull Inn is believed to date from the 17th Century and is a prominent property within the village, offering spacious accommodation with huge scope for extensions/alterations (stp)



## The Old Bull

Formerly The Bull Inn this stunning grade II listed detached home is a prominent property within the highly regarded village of Monks Eleigh and is believed to date back to the 17th century which underwent considerable alteration in the 18th and 19th centuries, this detached property occupies a generous plot with a large amount of gated parking and gardens to the rear, the property is brimming with a number of features throughout from a large inglenook in the main lounge and a plethora of exposed timbers and brick work, The Old Bull boast an abundance of flexible and spacious living accommodation and benefits from two first floor bedrooms both with en-suites. The property could be perfect for alteration or extension (stp) and the grounds would certainly be suitable for a larger home and this could also include the addition of out buildings/garaging (stp)

### Entrance Porch

Door to front and door leading to:-

### Lounge

18' 2" + study area x 12' ( 5.54m + study area x 3.66m )  
Secondary glazed window to front aspect. Large inglenook fireplace housing wood burner. Exposed timbers and brickwork. Radiator. Opening onto study area and dining room. Doorway leading to sitting room.

### Dining Room

24' 2" max x 14' 10" ( 7.37m max x 4.52m )  
Two secondary glazed windows to front aspect. Fitted display and storage cabinet. Radiator. Double doors leading to:-

### Kitchen

13' 7" x 12' 3" ( 4.14m x 3.73m )  
Secondary glazed windows to front and side aspects. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with two bowls. Space for range cooker with hood over. Radiator. Stable style door leading to:-

### Rear Lobby

Stable style door leading to garden. Window to rear aspect. Radiator. Door leading to:-

### Cloakroom / Utility Room

10' x 8' 7" ( 3.05m x 2.62m )  
Two windows to side aspect. Window to rear aspect. Suite comprising low level WC and wash hand basin. Plumbing for washing machine, radiator.

### Sitting Room

18' 2" x 11' 7" ( 5.54m x 3.53m )  
Secondary glazed window to front aspect. French doors to side aspect. Doorway leading to further front porch with door to front. Stairs rising to first floor. Two radiators. Doorway leading to:-

### Inner Hall

Window to side aspect. Large storage area with window. Door leading to cloakroom and:-

### Study / Bedroom 3

14' 6" max x 10' 6" max ( 4.42m max x 3.20m max )  
Two windows to rear aspect. Radiator.

### Cloakroom

Window to side aspect. Suite comprising low level WC and wash hand basin.

### Landing

Window to rear aspect. Doors leading to bedrooms.

### Bedroom One

12' 1" + dressing area x 11' 7" ( 3.68m + dressing area x 3.53m )  
Secondary glazed window to rear aspect. Feature fireplace, walk in wardrobe, radiator. Door leading to:-

### Ensuite

Suite comprising low level WC, wash hand basin and large shower cubicle. Extractor fan.

### Bedroom Two

12' 10" x 9' 3" + dressing area ( 3.91m x 2.82m + dressing area )  
Secondary glazed window to front aspect. Two storage cupboards in the dressing area. Door leading to:-

### Ensuite

Window to rear aspect. Suite comprising low level WC, wash hand basin and bath. Radiator.

### Exterior

The property occupies a generous plot with ample gated parking. The mature rear garden has areas of lawn, with trees and shrubs, with a ditch to the rear along the boundary line.

### Plant Room

21' 3" x 4' 4" ( 6.48m x 1.32m )  
Oil central heating boiler and hot water tank. Lighting connected.



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## **The Street, Monks Eleigh Ipswich**

- Two double bedrooms with en-suites
- Grade II listed
- Detached home
- No onward chain
- Highly regarded village location

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: F

**£800,000**



Please note the marker reflects the  
postcode not the actual property

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