



DAVID  
BURR

DAVID  
BURR  
FOR SALE  
01787 883144

PADDOCK HALL,  
MONKS ELEIGH, SUFFOLK







# PADDOCK HALL,

The Street, Monks Eleigh, Suffolk.  
A beautifully presented detached Grade II listed  
hall house of considerable character in a  
picturesque Suffolk village.

Hadleigh - 4 miles. Sudbury - 8 miles with commuter link to London Liverpool Street Station.

- Grade II listed medieval village home
- Believed to date back to the 1500s
- Considerable character including exposed timbers, brickwork, high ceilings and mullion windows
- 6 double bedrooms
- Principal bedroom with en-suite
- Drawing room, sitting room and separate dining room
- Orangery overlooking the gardens
- Utility and cloakroom
- Excellent two storey studio with clear conversion potential or numerous potential uses
- Triple garage and extensive off road-parking
- In total over 5000sq ft
- Low maintenance garden
- Picturesque Suffolk village
- Close to amenities including a village shop and public house
- Convenient transport links
- Close to countryside walks



## LOCATION

Monks Eleigh is a pretty Suffolk village, bisected by the river Brett and surrounded by undulating countryside. There is a strong sense of community with well supported pub, shop, post office and Parish Church. The market town of Sudbury, 8 miles, provides a comprehensive range of amenities with a commuter rail service to London Liverpool Street, whilst the smaller town of Hadleigh stands about 4 miles to the East. Ipswich is 16 miles and provides fast access to the A14 and

## THE PROPERTY

A substantial detached 15th century hall house situated in a picturesque Suffolk village. The property has been sympathetically improved in recent years to provide charming and characterful accommodation well-suited to modern living. A total of four reception rooms, six bedrooms and two bathrooms are complemented by a kitchen/breakfast room, utility and ground floor cloakroom. Further storage rooms have the clear potential to be converted into additional accommodation serving buyers with a need for multigenerational living and there is the further benefit of a sunny low maintenance garden, extensive off-road parking and a substantial triple garage. **NO ONWARD CHAIN.**

**POSTCODE:** IP7 7AU

**SERVICES:** Main water and drainage. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

## AGENTS NOTES

The property is Grade II listed and thought to date back to the 15th century.

The property stands within a conservation area.

As is not uncommon in a village setting, the property is approached via an unadopted drive way which serves a small number of dwellings with maintenance split equally when required. For more information please contact the office.





## THE HOUSE

Front door leading to:-

**ENTRANCE HALL:** A particularly impressive space with exposed timbers and 16ft. high ceilings. Staircase rising to first floor, solid oak parquet flooring and wood panel doors leading to:-

**DRAWING ROOM: 21'11" x 20'6"** (6.68m x 6.24m) Particularly impressive and with considerable character from a heavily timbered ceiling and exposed beams across the walls and solid oak floorboards. Substantial inglenook fireplace with oak bressumer beam over, stone tiled hearth and inset wood burning stove. Arched doorway connecting the dining room and further double doors leading to:-

**ORANGERY:** 21'0" x 14'6" (6.40m x 4.42m) A versatile and particularly bright room with engineered oak flooring and a wall of glass overlooking the property's gardens. Exposed brick and an elevated wood burning stove. Double doors opening onto terracing.

**DINING ROOM:** 20'8" x 16'11" (6.29m x 5.15m) With magnificent heavily timbered ceiling, engineered oak flooring and high-quality pewter school style radiators. Inglenook fireplace with large wood burning stove and oak bressumer over with brick surround and a stone tiled hearth. Bespoke fitted picture lighting throughout and a solid oak door to front.

**SITTING ROOM: 16'11" x 11'7"** (5.15m x 3.52m) With a continuation of engineered oak flooring, high ceilings with exposed beams and a fireplace with an ornate carved wood surround, an overmantel and inset wood burning stove on a pamment tiled hearth.

Inner hall: With space for coats and shoes and useful understairs storage cupboard off, brick flooring and wood panel door leading to:-

**KITCHEN/BREAKFAST ROOM: 18'7" x 16'8"** (5.66m x 5.08m) A cosy room finished with painted exposed floorboards and a matching range of base and wall level solid wood units with worksurfaces incorporating a Villeroy and Boch ceramic one-and-a-half sink with mixer tap above and drainer to side. Extensive storage including an open fronted plate rack and plenty of cupboard space throughout. Oil fired AGA range cooker with dual warming plates over and separate electric oven and hob. Space for a below countertop refrigerator, space and plumbing for a dishwasher. Opening leading to:-

**UTILITY: 12'5" x 6'6"** (3.79m x 1.97m) A useful area with space and plumbing for a washing machine and tumble dryer above and a free-standing American style refrigerator/freezer. Exposed beams and a large sash window allowing for plenty of natural light.

**CLOAKROOM:** With tongue and groove panelled walls and traditional style WC and wash hand basin. Tiled flooring, exposed beams and pewter school style radiator. First Floor

**STUDY/LANDING:** Split level and with exposed timbers and original mullion window and oak panelled walls and with space for a desk adjacent to a floor-to-ceiling window overlooking the property's gardens. Doors leading to:-

**PRINCIPAL SUITE: 19'2" x 12'5" (max)** (5.83m x 3.79m) A wonderful master bedroom with dual aspect outlook and pretty views over the street scene below. Herringbone sisal flooring and a wealth of character from exposed timbers and limewashed walls including an original mullion window and timber arches. Additional window overlooking the garden and neighbouring farmland and with a thumb latch door leading to:-

**ENSUITE:** With a tiled shower cubicle with glass screen door, tongue and groove panel bath, WC and pedestal wash hand basin. Chrome heated towel rail and access to loft storage space. Exposed timbers and window overlooking the garden.

**DRESSING ROOM/BEDROOM 2: 15'2" x 12'4"** (4.62m x 3.76m) Steps lead down from the principal suite into what is currently arranged as an extensive dressing room with exposed floorboards, brickwork and timbers. This room could easily be converted into a further bedroom and separated from the principal suite if required. Door leading to hallway.

**BEDROOM 3: 15'3" x 9'0"** (4.64m x 2.75m) A charming double room with exposed timbers and a pretty view over the street scene below. Exposed floorboards throughout.

**BEDROOM 4/LAUNDRY ROOM: 11'7" x 9'5"** (3.53m x 2.87m) Another flexible space with a secondary glazed window overlooking the street scene, exposed timbers and floorboards.

**BATHROOM:** With a double width tiled shower cubicle with waterfall style showerhead and glass screen door. Tongue and groove panel bath with mixer tap and shower attachment over, WC and pedestal wash hand basin. Chrome heated towel rail, exposed timbers and tongue and groove panelled walls.

**BEDROOM 5: 13'6" x 11'9"** (4.12m x 3.57m) A further double room with attractive panelled walls and exposed timbers and floorboards. Large windows with a beautiful view over the river.

**BEDROOM 6: 17'2" x 12'0"** (5.23m x 3.67m) A substantial double bedroom with panelled walls, attractive cast iron feature fireplace, exposed timbers and floorboards. Access to loft storage space with dropdown ladder (largely boarded).

## THE ANNEXE

This part of the property is particularly versatile with a number of potential uses. There is the clear potential for conversion to further accommodation (subject to any necessary permissions) but currently is in use as:-

**ENTRANCE HALL:** With staircase rising to first floor and useful storage cupboard off and a thumb latch door leading to:-

**STUDIO/GAMES ROOM:** Currently in use for storage and with a number of fitted cupboards off but which could equally be utilised as a home gymnasium, hobbies room or living space. Door leading to garage. Further wood and glass double doors leading onto terracing.

### First Floor

**OFFICE SPACE/WORKSHOP:** A substantial area with exposed timbers and access to roof space. Five windows allowing for plenty of natural light and with views over the garden and neighbouring farmland. Recessed spotlighting throughout.

### Outside

**TRIPLE GARAGE: 27'8" x 20'5"** (8.44m x 6.23m) Newly constructed in 2015 and with twin sets of bifolding doors leading onto the driveway and an attractive brick and flint wall to the rear. Personal door to side.

The property is approached via a private lane which serves just a small number of dwellings. To the right hand side is a privately owned area of **OFF-ROAD PARKING** for up to four vehicles. Adjacent to this area of parking is an area of lawn which abuts the river. Wooden double gates open onto a pebbled private driveway which provides further parking and an area of hardstanding in front of the garage. The garden has been designed with low maintenance in mind and contains an area of lawn with a central well-stocked bed and a sunny paved terrace which runs adjacent to the property and provides an attractive area of seating adjacent to a mature wisteria plant.

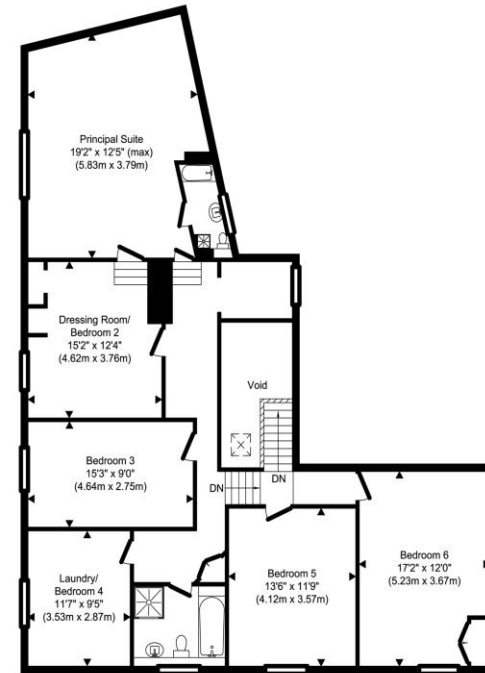
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor  
 Approximate Floor Area  
 2951.57 sq. ft.  
 (274.21 sq. m)



First Floor  
 Approximate Floor Area  
 1475.30 sq. ft.  
 (137.06 sq. m)

TOTAL APPROX. FLOOR AREA 4928.57 SQ.FT. (457.88 SQ.M.)

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Offices at:

Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888



