



DAVID  
BURR

CHIM CHIMINEYS  
BRENT ELEIGH, SUDBURY, SUFFOLK



# CHIM CHIMINEYS

Brent Eleigh, Sudbury, Suffolk

A magnificent Tudor farmhouse of considerable character with a detached annexe and timber framed barn, situated moments from historic Lavenham

Offered with no onward chain.

Sudbury branch line station to London's Liverpool Street Station - 7.7 miles, Colchester Main Line - 16 miles, train journey time from 48 minutes. Stansted Airport approximately 60 minute drive.

- Exquisite Grade II\* listed Tudor farmhouse
- 5/6 reception rooms
- Handmade French oak kitchen with 4 oven AGA range.
- 4 bedrooms in main house
- Principal suite with Victorian style roll-top bath
- Scullery and ground floor cloakroom
- Garden room and playroom/bedroom 5
- Detached 3 bedroom Annexe with 2 reception rooms and significant income potential
- Beautifully landscaped gardens and in all approx. 0.4 acres.
- Detached barn with workshop and storage
- Quadruple bay Cartlodge and ample parking
- Quite village location close to the historic medieval wool town of Lavenham with a host of amenities



## SITUATION

Chim Chimineys occupies a semi-rural position in the heart of a popular Suffolk village with a traditional public house and a strong sense of community. Brent Eleigh is positioned along the river Brett and has the good fortune of being arranged primarily along a 'no-through road' and as a result is exceptionally peaceful and further benefits from a plethora of stunning countryside walks.

The historic village of Lavenham, widely-regarded as one of the country's best preserved medieval wool towns, is situated just 2 miles to the west and provides a wonderful array of public houses, cafés and restaurants, shops and various other amenities including a primary school and the magnificent Grade I Listed Church of St Peter and St Paul. The market town of Sudbury is approximately 7.5 miles to the south-west providing a comprehensive range of amenities. The town of Colchester is approximately a 35 minute drive and has quick access to the A12, coastal routes and a main line commuter link to London's Liverpool Street station. There is an extensive range of both public and private schooling available nearby including the highly regarded Old Buckenham Hall in Brettenham just 4.5 miles to the north.

## DESCRIPTION

Chim Chimineys dates back to the mid-16<sup>th</sup> century and occupies a prominent position overlooking the village green and coat of arms. The house today offers a splendid combination of practical accommodation suited for modern living whilst retaining the elegance and charm in keeping with its historical significance. This Grade II\* listed property is approached via a large gravel driveway which provides off-road parking for numerous vehicles which in turn leads onto both a detached timber framed barn incorporating a quadruple bay cartlodge and a detached three bedroom annexe known as 'The Byre'.

The property has undergone an extensive programme of refurbishment and improvement with meticulous attention to detail throughout, ensuring the property continues to exhibit some of the finest possible examples of the character features shown within.

There is a total of 9 ornate star capped octagonal shafted chimneys towering above the peg-tile roof, an array of large inglenook fireplaces with oak bressummers, exposed timbers, original exposed brick flooring and oak mullioned leaded light windows.

The property provides versatile accommodation throughout including a formal drawing room and separate dining room, three/four further reception rooms together with a cloakroom and scullery at ground floor. The AGA kitchen/breakfast room features a bespoke handmade french kitchen with oak cabinetry and a cream four oven AGA. Upstairs are a total of four bedrooms, the master with a roll-top bath on a raised platform and ample fitted wardrobes. There are two further bathrooms, one of which being jack and jill to two of the bedrooms. A further room is accessible via an external staircase and could be utilised as an additional bedroom if required, as a playroom or for storage.

## THE BYRE

A lead covered oak framed walkway connects the main house to 'The Byre' which was created in 2003 and now offers a multitude of potential uses including as a home business/office space, granny annexe or guest accommodation. The property has also been successfully run as a holiday let and has previously generated a significant income.

The Byre has been carefully designed to mirror the construction of the main property and displays a mixture of herringbone brick, exposed timbers and weatherboarding beneath a clay pantile roof and has been finished to a high level of energy efficiency with particularly generous insulation. There is a total of 3 bedrooms, a family bathroom, two reception rooms and a bespoke handcrafted oak kitchen with terracotta tile flooring.

## THE BARN

A detached weatherboarded timber framed barn with a corrugated tin roof. To the front of the barn is a quadruple bay green oak framed cartlodge providing ample sheltered parking. Within the barn itself is a large area of storage with exposed timbers and a full height vaulted ceiling together with a large workshop, all with power and light connected.

**POSTCODE:** CO10 9NS

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

**SERVICES:** Main water and private drainage. Oil fired heating by radiators. Main electricity connected.

**NOTE:** None of these services have been tested by the agent.

Solid wood front door leading to:-

**ENTRANCE HALL:** 10'11" x 5'9". (3.33m x 1.76m). With exposed brick flooring, exposed timbers throughout and pretty leaded light windows overlooking the property's garden. Doors leading to:-

**SNUG:** 11'6" x 10'9". (3.51m x 3.29m). A cosy room with exposed floorboards and timbers throughout and enjoying attractive views across to the Village Green and Coat of Arms.

**STUDY:** 11'10" x 11'. (3.63m x 3.36m). Ideal for a number of uses and currently utilised by the current owner as a study. Central fireplace with recessed storage to either side of the chimney breast. Door leading to:

**SCULLERY:** 8'6" x 8'2". (2.6m x 2.49m). With solid wood worksurfaces incorporating a Butler sink with polished brass traditional mixer tap above, space and plumbing for washing machine and space for tumble dryer. Door leading on to a sheltered barbeque area and further door leading to:-

**CLOAKROOM:** With original brick flooring, tongue and groove wall cladding, traditional WC and pedestal wash hand basin.

**RECEPTION ROOM:** 13'11" x 8'2". (4.25m x 2.51m). With terracotta tiled flooring, exposed beams and a carefully restored fireplace with brick surround and hearth. Boiler cupboard off and further door leading to:-

**Inner Hall:** With exposed brick to the floor and walls, staircase rising to first floor, useful understairs storage cupboard off, recessed shelving and doors leading to:-

**DRAWING ROOM:** 20'8" x 17'3". (6.3m x 5.28m). A magnificent room with 9.5ft ceiling height, a large range of leaded windows and a heavily timbered ceiling. A particularly fine inglenook fireplace with an impressive 8ft wide shaped bressumer beam above a brick hearth and surround forms the focal point of the room and grand solid oak double doors open on to a central hallway. Further door leading to:-

**DINING ROOM:** 18'7" x 15'11". (5.68m x 4.86m). With ample space for a large dining table and chairs (see agents notes) and bathed in light through its dual aspect and with doors opening on to terracing. Stunning inglenook fireplace with oak bressumer above a brick hearth and surround.

**AGA KITCHEN/BREAKFAST ROOM:** 18'9" x 15'2". (5.72m x 4.64m). With a farmhouse kitchen finished with bespoke handcrafted french oak cabinetry. Four door cream AGA with dual warming plates situated within an inglenook fireplace with impressive bressumer beam over. Exposed herringbone brick to the walls and exposed timbers throughout.

**GARDEN ROOM:** 12'7" x 6'4". (3.84m x 1.95m). A wonderful addition with exposed timbers and herringbone brick and a triple aspect of leaded light windows overlooking the property's grounds.

## First floor

**LANDING/READING ROOM:** A generous space arranged over two levels with a number of useful store cupboards off, exposed beams, staircase rising to loft space and doors leading to:-

**PRINCIPAL SUITE:** 20'10" x 12'3". (6.35m x 3.75m). A stunning bedroom with a vaulted ceiling and green oak crown post, exposed timbers and an inglenook fireplace with brick surround and oak bressumer over. There are two useful wardrobes to either side of the chimney breast and a luxurious Victorian style roll top bath situated on an oak platform together with WC and pedestal wash hand basin.

**BEDROOM 2:** 13'10" x 11'6". (4.23m x 3.53m). A generous double bedroom with exposed beams and attractive views to the front.

**FAMILY BATHROOM:** With a panel bath and mosaic tiled surround, WC, wash hand basin and tongue and groove wall cladding. Useful linen cupboard off.

**BEDROOM 3:** 13'4" x 11'8". (4.08m x 3.56m). With a vaulted ceiling, exposed timbers and large eaves storage cupboard off. Door leading to:-

**JACK AND JILL BATHROOM:** With Victorian style roll top bath situated on a tiled platform, WC and wash hand basin. Opening leading to:-

**BEDROOM 4:** 11'4" x 11'2". (3.47m x 3.42m). With exposed beams and attractive views towards The Byre and across the property's gardens

**BEDROOM 5/PLAYROOM:** 17'5" x 13'8". (5.33m x 4.18m). A generous room which could be utilised in a number of ways including as a playroom or storage space and which can be accessed via an external staircase. (Please note measurement taken from floor level -restricted head height).

## Outside

The property is approached via a gravel driveway which is flanked by expanses of lawn, interspersed with well-established flower beds. The driveway provides OFF-ROAD PARKING for numerous vehicles and leads on to The Byre and the Barn.

A timber framed lead covered walkway connects the main house to the annexe.

## THE BYRE

Created in 2003 and presented in a style to mirror that of the main house displaying an attractive mixture of herringbone brick, weatherboarding and exposed timbers beneath a clay peg tiled roof.

Front door leading to:-

**ENTRANCE HALL:** With terracotta tiled flooring, impressive 'Y' shaped staircase with two large storage cupboards beneath and solid oak doors leading to:-

**SITTING ROOM:** 16'4" x 13'7". (4.98m x 4.15m). With green oak exposed timbers, attractive leaded light windows, solid oak flooring and a central fireplace with wood burning stove situated on a brick hearth with an oak bressumer over.

**DINING ROOM:** 16'6" x 8'7". (5.04m x 2.63m). A generous room with plenty of space for formal dining, exposed green oak timbers and solid oak flooring.

**KITCHEN/BREAKFAST ROOM:** 12'6" x 9'6". (3.83m x 2.92m). Finished to an exceptional standard with a matching range of base and wall level solid wood cabinetry with a mixture of solid wood and polished granite worksurfaces incorporating a large Butler sink with polished brass mixer tap above, integrated Siemens double oven, integrated refrigerator and freezer and space and plumbing for a washing machine.

**BEDROOM 1:** 11'10" x 9'8". (3.63m x 2.95m).

### First floor

**LANDING:** With two large useful storage cupboards off and solid oak doors leading to:

**BEDROOM 2:** 11'11" (base of eaves) x 11'9". (3.64m x 3.6m)

**BEDROOM 3:** 16'11" x 11'11". (5.18m x 3.64m).

## THE BARN

A timber framed weatherboarded barn with a corrugated roof incorporating a:-

**QUADRUPLE BAY CART LODGE:** 39'7" x 14'9". (12.07m x 4.5m). Providing ample sheltered parking and with power and light connected. Double doors leading to:-

**BARN:** 22'8" x 16'. (6.92m x 4.88m). With vaulted ceiling and exposed timbers throughout, a useful space for storage or for use potentially as a home gymnasium or studio.

**WORKSHOP:** 15'9" x 15'3". (4.82m x 4.67m). Currently utilised by the current owner as a workshop from which to restore collectables and antiques, with a large range of fitted workbenches, power and light connected and leaded windows overlooking the property's gardens.

## Gardens

The gardens have been beautifully landscaped with a wide array of colourful borders, mature shrubs and specimen trees, box hedging and large expanses of lawn.

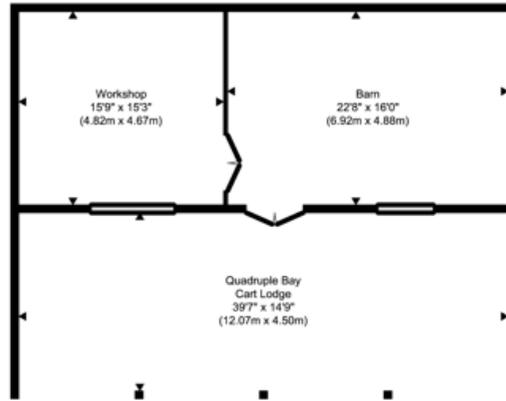
Immediately adjacent to the property itself is a large area of terracing and a sheltered **BARBECUE AREA**. Adjacent to the dining room is a further York stone terrace which is ideally placed to take full advantage of the best of the afternoon/evening sun. Mature hedging ensures a high degree of privacy and there is a useful **TIMBER STORAGE SHED** towards the rear of the plot.

## AGENT'S NOTES

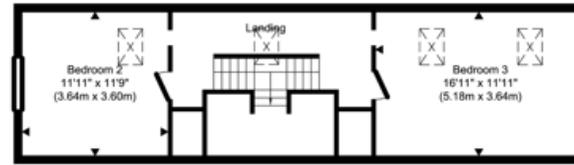
The property is Grade II\* Listed and thought to date back to around 1550.

**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.



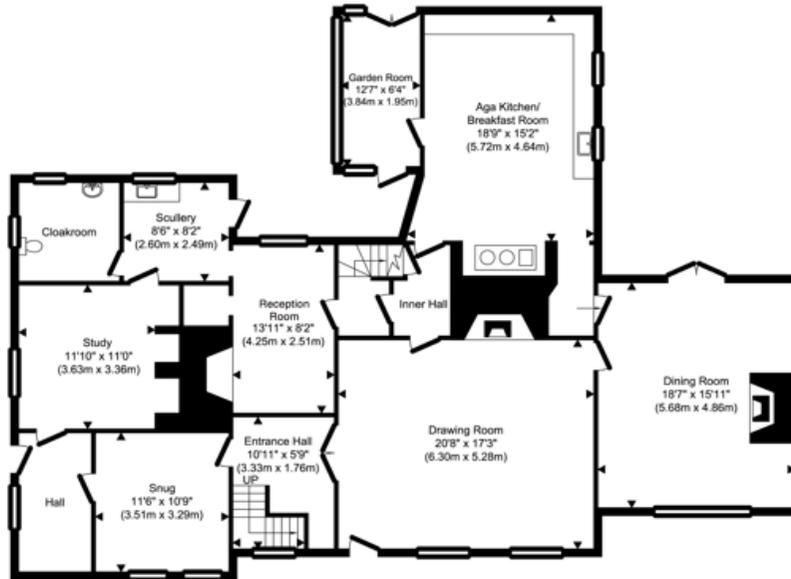
Outbuilding  
Approximate Floor Area  
1270.57 sq. ft.  
(118.04 sq. m)



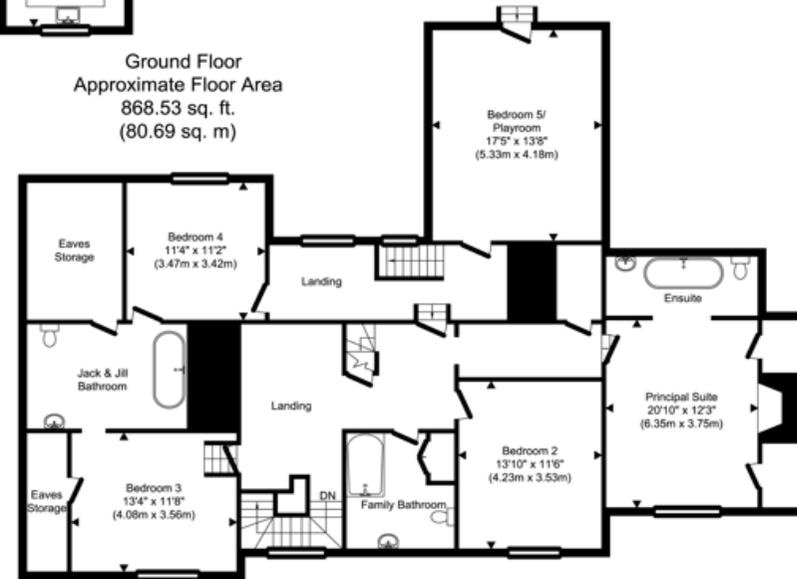
First Floor  
Approximate Floor Area  
543.03 sq. ft.  
(50.45 sq. m)



Ground Floor  
Approximate Floor Area  
868.53 sq. ft.  
(80.69 sq. m)



Ground Floor  
Approximate Floor Area  
1946.54 sq. ft.  
(180.84 sq. m)



First Floor  
Approximate Floor Area  
1868.18 sq. ft.  
(173.56 sq. m)

**TOTAL APPROX. FLOOR AREA 6496.88 SQ.FT. (603.58 SQ.M.)**

Produced by [www.chevronphotography.co.uk](http://www.chevronphotography.co.uk) © 2021



The Byre – A 3 bedroom, 2 reception room annexe

