



**Hall Cottage, Church Hill,
Monks Eleigh, Suffolk**

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HALL COTTAGE, CHURCH HILL, MONKS ELEIGH, SUFFOLK, IP7 7JQ

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 A12 trunk roads.

A delightful Grade II listed detached cottage, situated within the shadow of the village church, which comes to the market for the first time in 45 years. A total of three bedrooms are complemented by two reception rooms with a wealth of characterful features together with a kitchen, bathroom and study. There is the further benefit of a fully private enclosed cottage garden with a useful workshop/outbuilding to the rear.

A charming detached period cottage in the centre of a well-served and picturesque village.

Solid wood front door leading to:-

SITTING ROOM: 15'0" x 11'3" (4.58m x 3.44m) A beautiful room with a wealth of characterful features including a heavily timbered ceiling and a central inglenook fireplace with an exposed mellow red brick surround with oak bressumer beam over. Inset wood burning stove situated on a brick hearth. The current owners have thoughtfully restored the fireplace to reveal hand carved initials thought to date back to the property's original construction. Suffolk thumb latch door leading to:-

DINING ROOM: 15'0" x 11'8" > 8'8" (4.58m x 3.55m > 2.63m) With exposed hardwood flooring and exposed bricks to both walls which include a pretty feature fireplace and a pine door leading to a useful storage cupboard with fitted shelving off. Beautiful original timbers to both the ceiling and the walls and with plenty of space for a dining table and chairs.

LOBBY: A useful area with space for storage, exposed beams and a door leading to:-

STUDY: 6'9" x 5'6" (2.06m x 1.68m) What was once thought to be the pantry of the cottage and now cleverly repurposed as a study with exposed timbers to the walls and a tiled floor.

INNER HALL: With tiled flooring and space for coats and shoes and a door opening onto the rear garden. Further doors leading to:-

KITCHEN: 10'6" x 8'5" (3.20m x 2.56m) With a quarry tiled floor with a matching range of base and wall level shaker style cabinets with worksurfaces incorporating a stainless-steel sink with a mixer tap above and a drainer to side. Space for free-standing cooker with tiled splashback and further space and plumbing for a washing machine and refrigerator. Secondary glazed windows enjoying pretty views over the property's rear garden.

BATHROOM: 6'10" x 5'10" (2.08m x 1.79m) With tiled flooring and walls with a combination of wood panelling and tiles containing a panel bath with a mixer tap and showerhead attachment above, WC and wash hand basin with tiled splashback and storage below. Heated towel rail.

First Floor

LANDING: With exposed timbers and a fitted wardrobe with inset hanging rail off and doors leading to:-

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BEDROOM 2: 14'11" x 8'7" (4.54m x 2.61m) An attractive double bedroom with exposed timbers and further door leading to:-

BEDROOM 1: 14'10" x 11'6" > 8'8" (4.51m x 3.51m > 2.64) With an exposed brick chimney stack, useful fitted wardrobes to one side of the chimney breast and a further useful linen cupboard with double doors off. Access to loft storage space and window with stunning views of the village church.

BEDROOM 3: 9'0" x 5'5" (2.75m x 2.57m)

Outside

To the front of the property is ample space for unallocated on-street parking and a side passageway leads into a fully private and enclosed cottage garden which has clearly been designed with low maintenance in mind. Shingle beds are contained by herbaceous borders and provide various areas of seating. Towards the rear of the garden is a discreet area housing an:-

OUTBUILDING/WORKSHOP: 7'3" x 5'3" (2.21m x 1.59m) With power and light connected. Currently utilised as a workshop but which can also provide a useful storage space.

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

AGENTS NOTES

The property is Grade II listed and is thought to date back to approximately the early 1700s.

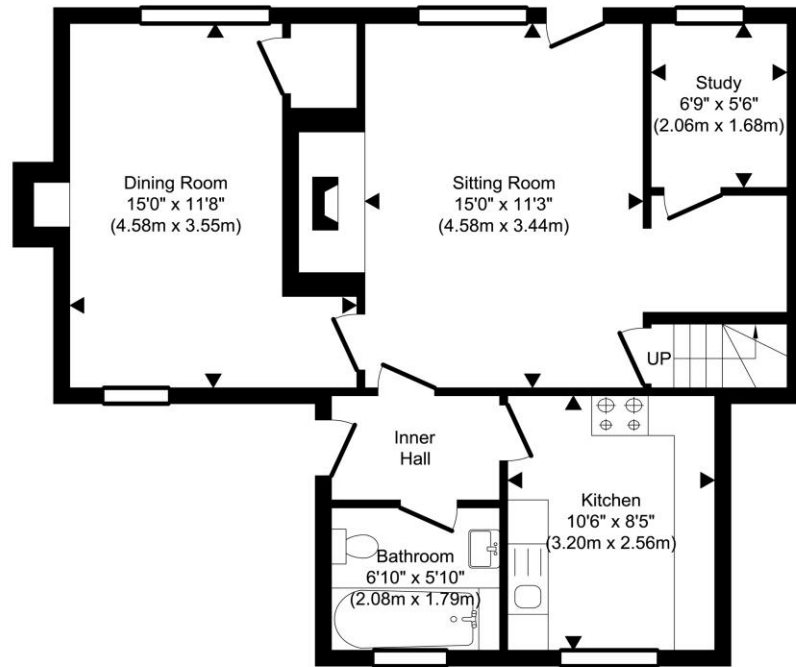
EPC RATING: EPC exempt.

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

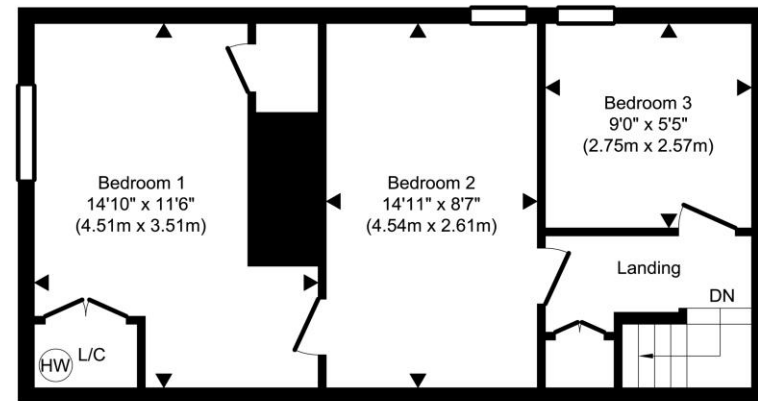
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

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Ground Floor
Approximate Floor Area
609.23 sq. ft.
(56.60 sq. m)



First Floor
Approximate Floor Area
437.23 sq. ft.
(40.62 sq. m)

TOTAL APPROX. FLOOR AREA 1046.46 SQ.FT. (97.22 SQ.M.)
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