



Hill View
The Street | Monks Eleigh | Suffolk | IP7 7JE

Freehold Guide Price £ 550,000

FINE & COUNTRY



Hill View

Hill View is currently utilised as a three bedroomed holiday rental property and therefore has been beautifully maintained to ensure guests are happy.

The original house was constructed in the 1860s and traditional features like Suffolk latch doors have been retained and complement with modern touches which include the sumptuous bathroom.

The grounds are stunning and house the self-contained home office/garden/games room.

The house is located in the highly sought after, picturesque village of Monks Eleigh, lying just four miles east of Lavenham.



Entered through a wide opening next to a small lawned front garden, the shingle driveway leads down the side of the property to ample paved parking for around four vehicles at the rear. The “front” door is actually to the side, with a canopy porch and windows either side, opening to

Reception Hall

A pitch ceiling with Velux windows and tiled floor makes this an open, welcoming area linking the two ends of the property. Ideally used as a breakfast room. Opening straight in to



Kitchen

Cream base and eye level cabinets under a laminate worktop provide plenty of storage. There is a space for a fridge/freezer, dishwasher and range cooker. Extractor over. Belfast style sink and drainer and contemporary spiral radiator. There are windows to the side and front.

A large, shelved understairs larder provides additional storage.



Sitting Room

A warm, carpeted room with a wood burner in the fireplace, feature radiator and beamed ceiling. Windows to the front.

Glazed double doors to

Dining Room

A bright room with pitched, beamed ceiling and windows on three side. Patio doors open to the rear patio and garden





From the Reception Hall there are steps down, leading to the back door and doors to

Utility Room

Matching base cabinets with laminated worktop. Space for washing machine, tumble dryer and additional storage.

Bedroom Suite

Small lounge area with window to two sides and a beamed opening to the double bedroom which also has two double wardrobes.

Door to shower room, which contains a large walk in shower cubicle with glass doors, low level WC and basin with vanity storage under. Heated towel rail.



Carpeted stairs with wooden bannisters from the lounge, with recessed book shelves for display and wood panelled wall. Leading to

Landing with window to rear with views of the garden and countryside beyond. Doors to

Bathroom

Steps up to this fabulous, contemporary room with fully metro tiled walls and freestanding metal bath. Low level WC, pedestal basin and walk in glass corner shower. Heated towel radiator.





Bedroom

This is a carpeted, double room with windows to the front and rear.

Bedroom

This room is a single, although at present it has bunk beds in. Window to front and steps up to additional storage recess. Modern radiator and loft access.





Outside

The back door and the patio doors from the dining room lead to the large paved area, ideal for al fresco dining.

Steps from the main patio lead to the immaculate lawned garden, surrounded with curved flowerbeds full of mature flowering shrubs and trees. An arch leads to the wooden decking area, large enough for dining or secluded sunbathing. There is pedestrian access, with a locking gate, to the rear.

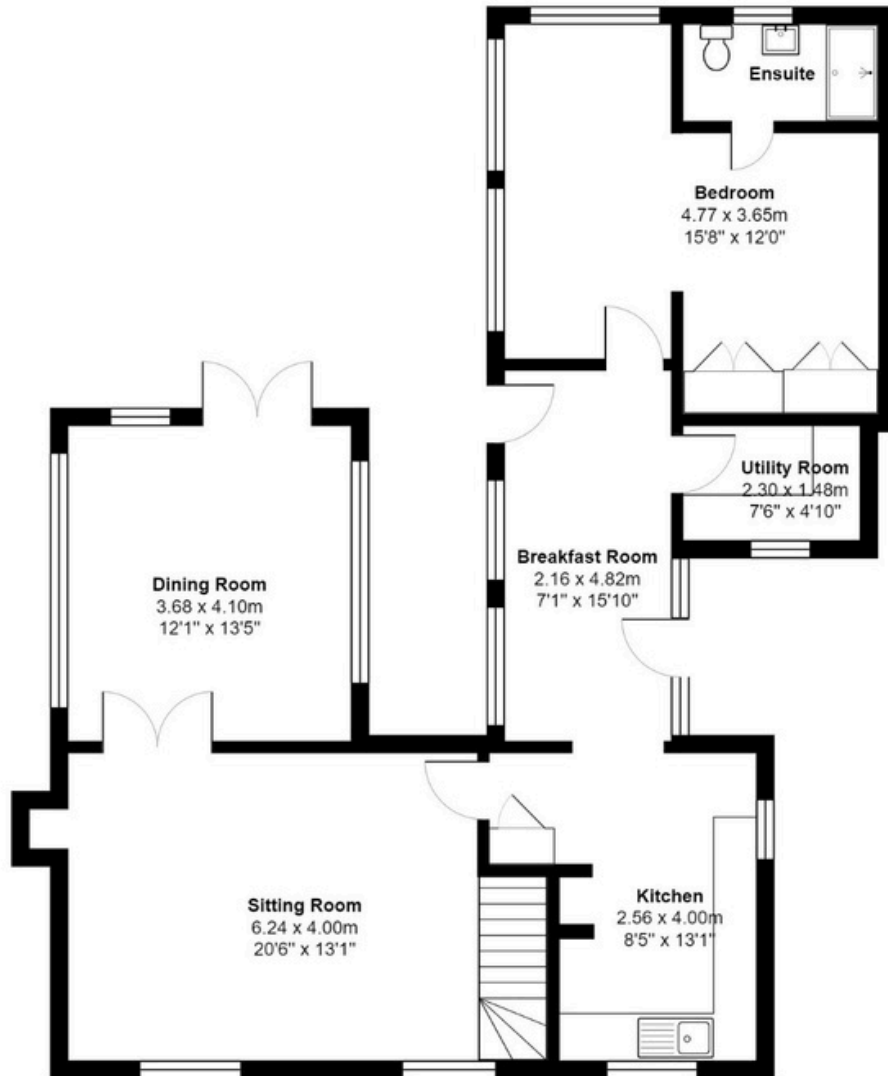




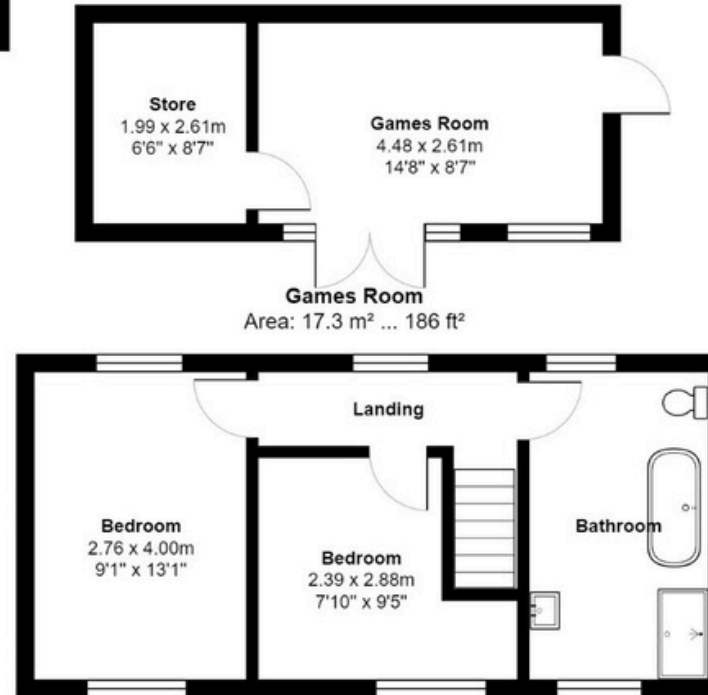
The self contained **Garden/Games Room** has two rooms, power, light and heat-pump heating and cooling air conditioning and therefore would make a wonderful home office or studio. Patio doors open out on to its own little fenced garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Ground Floor
Area: 90.0 m² ... 969 ft²



First Floor
Area: 35.1 m² ... 378 ft²

Total Area: 142.4 m² ... 1533 ft²

All measurements are approximate and for display purposes only

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Services

We are advised by the vendors that mains electricity, water and drainage are connected. The property benefits from oil-fired central heating and a wood burner stove.

Possession

Vacant possession upon completion.

Council Tax Band

Babergh - Band D - £ 2132.39 (2024/25)

What Three Words

///fantastic.could.commended

Viewing strictly by appointment with
Fine & Country Ipswich - 01473 289700
or out of hours - Mark Halls MRICS
Managing Director - 07770 814748

About The Area

Monks Eleigh is a sought after, attractive village, with Village Stores, post office and the popular Swan public house. The excellent Hollow Trees farm shop is nearby. Ideally located for the historical village of Lavenham, the well served towns of Sudbury and Hadleigh and less than 30 minutes from Bury St Edmunds and the county town of Ipswich.

Manningtree Railway Station is 15 miles from Monks Eleigh and is on the Greater Anglia Main Line, with a journey time to London Liverpool Street Station of approximately 55 minutes.

Agent's special note -

We are advised by the Vendors that Planning Permission was granted for a ground and first floor extension (Ref DC/20/05134). The permission has recently lapsed but the planning pack is complete and drawings and plans are available for inspection by request should potential purchasers wish to re-apply.



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