

Coveys Ley, Moats Tye, Combs, IP14 2EY

A beautifully presented four-bedroom period farmhouse set within approximately 2 acres of attractive gardens and grounds, offering around 2,576 sq ft of versatile accommodation together with two garden rooms and an exceptional detached timber-framed garage/barn complex extending to approxtmately 1,921 sq ft.





Property Introduction

A beautifully presented period farmhouse occupying an appealing countryside setting with approximately 1.75 acres of established gardens and grounds, complemented by a substantial modern timber-framed garage and barn complex.

Coveys Ley offers an increasingly rare combination of period character, generous family accommodation and extensive ancillary space, all set within attractive gardens and grounds on the edge of the countryside at Moats Tye, Combs.

The house is approached via a gated driveway which opens onto a generous gravelled parking and turning area, providing ample space for numerous vehicles and giving access to the impressive detached garage and barn complex.

Internally, the property is presented in excellent order throughout and provides approximately 2,576 sq ft of accommodation, with the ground floor offering a particularly versatile arrangement of reception rooms.

At the heart of the house is a splendid modern fitted kitchen, measuring approximately 22'3" x 11'2", fitted with an extensive range of cabinetry and work surfaces together with a traditional AGA set within an exposed brick recess. The kitchen combines contemporary practicality with a style entirely in keeping with the character of the house.

Key Features

- Delightful period farmhouse in an attractive countryside setting
- Approximately 1.75 acres of established gardens and grounds
- Substantial modern timber-framed garage/barn complex
- Gated driveway with extensive parking for numerous vehicles
- Beautifully presented accommodation extending to approximately 2,576 sq ft
- Impressive modern kitchen with AGA and extensive fitted cabinetry
- Four double bedrooms and family bathroom
- Multiple reception rooms including sitting room, dining room, snug and office/reading room
- Two glazed garden rooms/conservatories enjoying views across the grounds
- Superb lifestyle property combining character, space and substantial outbuildings





Ground Floor

Adjoining the kitchen is a formal dining room, while a separate reading room/office provides an ideal home-working space or quieter reception room.

The principal living room is an especially attractive room, with generous proportions and a substantial inglenook-style fireplace forming its focal point. Beyond this is a cosy snug, offering a more informal everyday sitting area.

A particular feature of the property is the addition of two glazed garden rooms/conservatories. These provide valuable further reception space and create an excellent connection between the house and gardens, with extensive glazing allowing far-reaching views across the grounds and surrounding countryside.

A welcoming central entrance hall, cloakroom and connecting hallways complete the ground-floor accommodation.







First Floor

The first floor provides a particularly generous arrangement of four double bedrooms, creating comfortable and versatile accommodation well suited to both family life and visiting guests.

The main bedroom is an impressive room, extending to approximately 14'8" x 14'7", with ample space for a range of freestanding furniture. The three remaining bedrooms are all well proportioned, avoiding the compromise of a noticeably smaller fourth bedroom and providing flexibility for growing families, guests or those requiring a dedicated home office.

Fitted storage is available to several of the bedrooms, helping to maximise the usable space, while a family bathroom serves the first-floor accommodation.

Altogether, the first floor offers an excellent balance of bedroom space, practicality and flexibility, complementing the generous living accommodation found on the ground floor.







Outside

Coveys Ley stands within approximately 1.75 acres of attractive gardens and grounds which provide an exceptional setting for the house. The gardens are predominantly laid to lawn and wrap around the property, interspersed with mature trees, established shrubs and attractive planted borders. The scale of the grounds gives the property an appealing sense of space and privacy while retaining a manageable, garden-led feel rather than being predominantly agricultural.

There are numerous areas from which to enjoy the setting, with the glazed garden rooms opening directly towards the lawns and enjoying views across the grounds and adjoining countryside.

Garage & Outbuildings

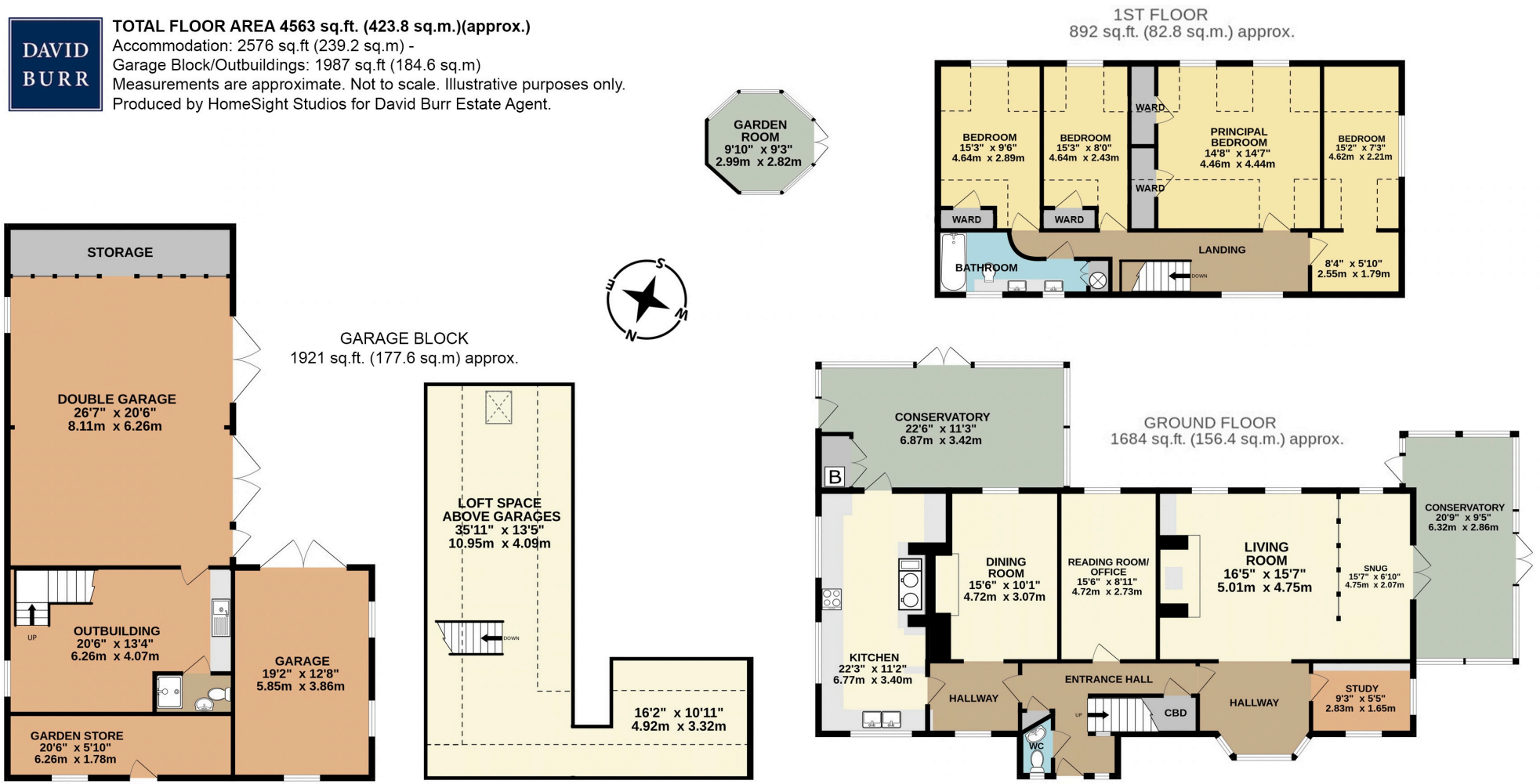
One of the property's most distinctive features is the substantial detached timber-framed garage and barn complex, providing approximately 1,921 sq ft of additional accommodation. The building includes a particularly impressive double garage measuring approximately 26'7" x 20'6", together with a further garage, outbuilding/workshop and garden store. A staircase gives access to a substantial first-floor loft space above the garages, measuring approximately 35'11" x 13'5", together with an additional adjoining area. The building offers tremendous flexibility for the storage of vehicles, workshop use, hobbies or other ancillary purposes, subject of course to any necessary consents. A separate garden room within the grounds provides an additional place from which to sit and enjoy the gardens.







TOTAL FLOOR AREA 4563 sq.ft. (423.8 sq.m.)(approx.)
Accommodation: 2576 sq.ft (239.2 sq.m) -
Garage Block/Outbuildings: 1987 sq.ft (184.6 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced by HomeSight Studios for David Burr Estate Agent.



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EPC Rating: D

Mid Suffolk District Council - G

Tenure: Freehold

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