



Colliers Farm,
Brent Eleigh, Suffolk

DAVID
BURR



Colliers Farm, Whelp Street, Brent Eleigh, Suffolk, CO10 9NW

Brent Eleigh is a charming Suffolk village surrounded by open countryside with a well supported local pub and parish church. The village enjoys close links with the medieval village of Lavenham (2 miles) which provides a comprehensive range of amenities. A commuter rail link is available in nearby Sudbury (8 miles).

An exquisite detached Grade II listed country house situated in an idyllic rural position with the most outstanding craftsmanship on display throughout. The property has been fully, sympathetically restored by the current owners to provide characterful accommodation well suited to modern living. Ample living space is arranged between a drawing room, sitting room, dining room and study with a kitchen, utility and ground floor cloakroom. Upstairs, four bedrooms are served by three bathrooms (two en-suite). Outside, the property is surrounded by countryside with attractive cottage gardens and two useful outbuildings including a versatile barn/workshop. **In total, set within about 0.66 acres (sts).**

An outstanding detached country house of exceptional quality in a peaceful rural setting.

ENTRANCE HALL: A welcoming area with a staircase rising to the first floor and beautiful heavy timber doors opening onto storage below. Exposed studwork throughout and an opening leading to:

DRAWING ROOM: A beautiful double aspect reception room with exposed brick flooring with underfloor heating below. Inglenook fireplace with elm bressummer and mellow red brick surround and both a sash and leaded light window allowing for plenty of natural light. Exposed beams throughout and an opening leading into:

STUDY: An ideal space to work from home with views across the gardens and exposed timbers.

SITTING ROOM: Currently in use as a hobbies room/dining room with both a stunning mullion window, leaded light window and sash window showcasing various styles of architecture. Plenty of room for a table and chairs and exposed timbers and brickwork throughout.

DINING ROOM: A dual aspect reception room with exposed timbers, brick flooring and plenty of room for a large dining table and chairs. Conveniently located adjacent to the:

KITCHEN: Containing a matching range of base and wall level solid wood units with wood worksurfaces incorporating a one and a half stainless steel sink

with mixer tap above and drainer to side. Space for a free-standing range cooker with Bosch extractor fan above and space and plumbing for a free-standing American style fridge freezer. Central island unit with powerpoint and display shelving and plenty of further storage. Useful pantry cupboard off, stable door opening onto the garden and further door leading to:

UTILITY ROOM: With a further range of base and wall level units with work surfaces incorporating a sink with mixer tap above and drainer to side. Space for a tumble dryer and space and plumbing for both a washing mashing and dishwasher. Further storage cupboards throughout, water softener and waste disposal unit.

CLOAKROOM: Particularly spacious with brick flooring and exposed timbers and containing a traditional style WC with wall mounted cistern and a wonderful wash stand with marble top and tiled splashback.

First Floor

Accessible via two separate staircases.

LANDING: With wide natural oak flooring which continues throughout the entirety of the first floor on this side of the property and with incredible vaulted ceilings and exposed timbers.

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BEDROOM 1: An impressive principal suite with exposed floor to ceiling mellow red brick chimney breast, vaulted ceiling with storage space and exposed timbers. Window with a fine view over neighbouring countryside and doors leading to:

EN-SUITE: With a free-standing enamel roll top bath with claw and ball feet, traditional style mixer tap and shower attachment over. WC, pedestal wash hand basin, heated towel rail and antique pine integrated storage cupboard.

BEDROOM 3/DRESSING ROOM: A lovely twin room with a leaded light window overlooking countryside and exposed timbers.

BEDROOM 2: With vaulted ceiling, exposed timbers and leaded light window overlooking the gardens.

SHOWER ROOM: Containing a corner shower, WC, bidet, pedestal wash hand basin and chrome heated towel rail.

BEDROOM 4: Accessible via a separate staircase and therefore catering nicely for guests requiring privacy. With a vaulted ceiling, exposed timbers and an outlook over the gardens on two sides. Useful storage cupboard off and thumb latch door leading onto:

EN-SUITE: Containing a corner shower, WC, pedestal wash hand basin with mosaic tiled splashback and storage cupboard off.

Outside

The property is accessible via a small track which expands into a private area of off-street parking for numerous vehicles. Of particular note are two useful outbuildings, one being a **BRICK AND TIMBER BARN** with light and power connected and a further **GARAGE/GARDEN STORE**. Generous expanses of lawn are populated by various maturing and specimen trees. Surrounding the property itself are pretty cottage gardens, also with areas of lawn, a lovely garden house and well-stocked vegetable beds.

Agent's Notes

The property is Grade II listed and thought to date back to around 1550 with later alterations.

The thatch was most recently re-ridged around 2023 with the original long straw roof having been done around 2005.

The property is accessible via a legal right of way across land belonging to a third party. For more information, please contact the office.

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Main water. Private drainage. Main electricity connected. Oil fired heating by underfloor heating throughout (except for bedroom 4 which has radiators). **NOTE:** None of these services have been tested by the agent.

EPC RATING: Exempt - Listed

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

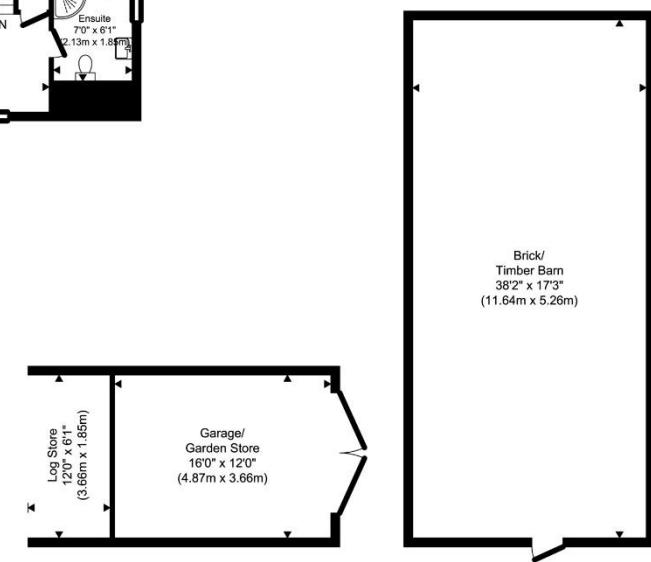
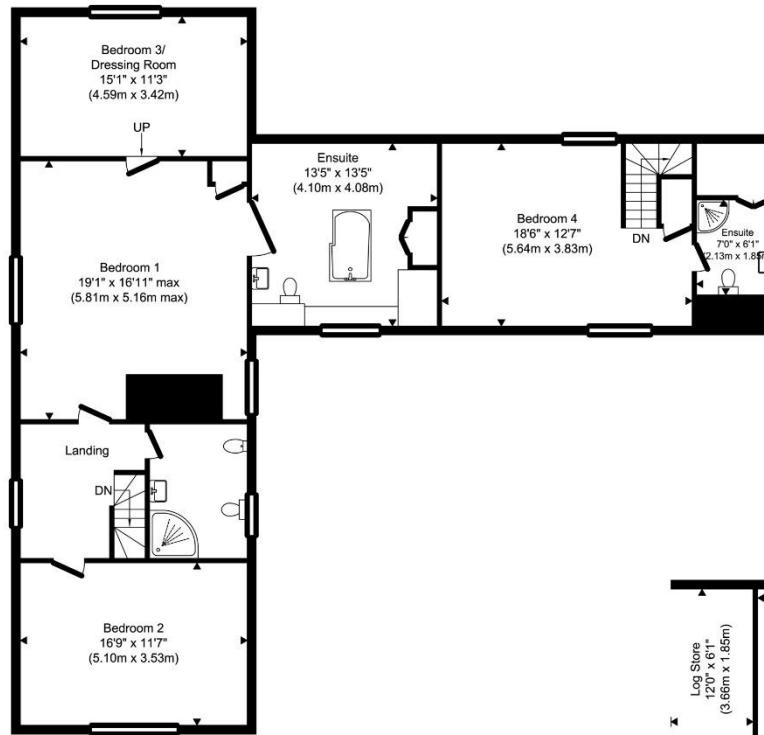
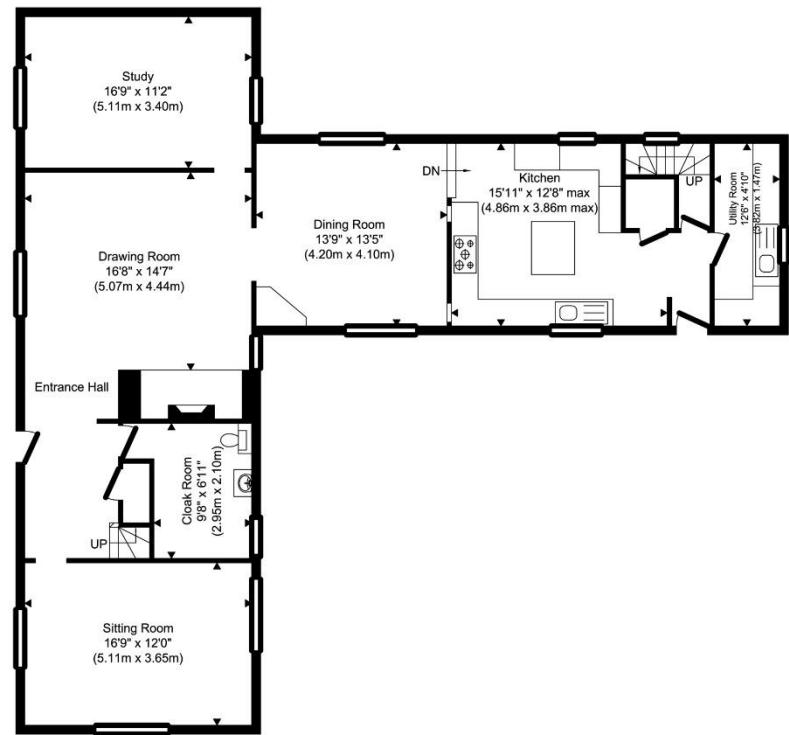
COUNCIL TAX BAND: F. **TENURE:** Freehold

CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: ///jiffy.upholding.jots

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Ground Floor
Approximate Floor Area
1400.38 sq. ft.
(130.10 sq. m)

First Floor
Approximate Floor Area
1400.38 sq. ft.
(130.10 sq. m)

Outbuildings
Approximate Floor Area
923.65 sq. ft.
(85.81 sq. m)

TOTAL APPROX. FLOOR AREA 3724.42 SQ.FT. (346.01 SQ.M.)
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