



DAVID
BURR

The Old Mill House
Monks Eleigh, Ipswich, Suffolk



The Old Mill House, Mill Lane, Monks Eleigh, Ipswich, Suffolk, IP7 7AA

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 village owned shop, post office, pub, village hall 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 substantial and elegant Grade II listed period home situated along an idyllic no-through lane with tranquil, mature gardens bordered by the River Brett. The house showcases many original period features including high-ceilings, sash windows and fireplaces. Generous accommodation is arranged over two levels. On the ground floor is extensive living accommodation as well as an AGA kitchen/breakfast room and a large utility room. Upstairs, four bedrooms are served by two bath/shower rooms with a further ground floor cloakroom. Outside, the gardens are unquestionably one of the property's finest attributes and are divided into numerous areas with various points of interest. A beautiful paved terrace enjoys river views and is complimented by open areas of lawn, a covered veranda and numerous mature trees. Extensive outbuildings compliment the main residence with considerable versatility including a games room, workshop and office/studio. In addition, there is an indoor heated swimming pool with associated shower room and changing room. **Offered with no onward chain.**

An elegant period former Mill House in a peaceful and especially private village position with stunning mature grounds, extensive outbuildings and heated swimming pool.

RECEPTION HALL: An impressive and particularly welcoming area with ornate ceiling roses and a wonderful Victorian fireplace with stunning carved wood surround, brick hearth and original tiled slips. Useful understairs storage cupboard off, staircase rising to first floor and a door leading to:-

DRAWING ROOM: A beautiful triple aspect room with tall ceiling height, impressive ceiling rose, deep skirting and cornicing throughout. Stunning marble open fireplace with a marble hearth and with double doors opening onto stone paved terracing and with a wonderful view over the River Brett.

STUDY: A cleverly designed area ideal for working from home with a beautiful solid wood parquet floor and an open fireplace with brick hearth and wood surround. Sash window allowing for plenty of natural light and steps leading down into the:-

SITTING ROOM: Also with solid wood parquet flooring and with plenty of space for seating and with floor-to-ceiling bespoke fitted book-shelving with storage cupboards below and a large opening leading to:-

DINING ROOM: An excellent formal dining space with high ceilings and large glass panel doors allowing for plenty of natural light and a lovely view over the gardens. Plenty of room for large dining table and chairs and further double doors leading through into the:-

AGA KITCHEN/BREAKFAST ROOM: An impressive and particularly sociable open plan room with vaulted ceilings providing a real sense of light and space, and with striking exposed ceiling timbers and walls of glass with double doors on two sides enjoying stunning garden views. Plenty of room for a breakfast table and chairs. The kitchen has been finished to a high standard with a matching range of base and wall level units with a combination of solid wood and granite work surfaces which incorporate a one-and-a-half sink with mixer tap above and drainer to side. Oil fired AGA

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range cooker with twin warming plates and an additional Calor gas double hob. Separate integrated electric 'Neff' combination oven and with space for a free-standing refrigerator/freezer. Further space and plumbing for a dishwasher and a lovely central island unit with granite top providing extensive storage.

UTILITY ROOM: What was once the original kitchen and is now an extremely useful area ideal for families and those with pets with a door opening onto the garden. Containing a further range of base and wall level wood units with work surfaces incorporating a sink with mixer tap above. Space and plumbing for a washing machine and space for tumble dryer. Extensive storage throughout and also containing the oil boiler and a fitted wine rack. There is a further room accessible off the courtyard adjacent to the utility room which is a designated wine cellar.

CLOAKROOM: With brick flooring and containing a 'Sanitan' traditional style W.C. and 'Sanitan' wash hand basin.

First floor

GALLERIED LANDING: With access to loft storage space and with a useful linen cupboard off and doors leading to:-

BEDROOM 1: A wonderful dual aspect double bedroom with fine views over the garden and river and with a door opening onto a wrought-iron Juliet balcony. Two fitted wardrobes off.

BEDROOM 2: A lovely double bedroom with an outlook to the front and with an extensive range of fitted storage and display shelving.

BATHROOM: Containing a mosaic tiled shower cubicle with glass screen door, separate bath with mixer tap and shower attachment over, W.C. and a 'Heritage' wash hand basin. Airing cupboard off.

BEDROOM 3: A light dual aspect double bedroom with views over the gardens and a useful fitted wardrobe.

BEDROOM 4: A further dual aspect double bedroom with a lovely view up towards the village Church.

SHOWER ROOM: Containing a large shower with glass screens, W.C. and a wash hand basin.

Outside

The property is accessible down a quiet no-through lane within just short walking distance of various village amenities. In part, the property is enclosed by a magnificent, recently-rebuilt, brick and flint wall with exquisite attention to detail and craftsmanship. To the front of the house is a brick courtyard with areas of storage and which also leads up to the front door. The courtyard continues to the side of the property with steps leading down to a covered veranda with decked terracing, uplighting and a timber pergola covered by mature roses. Double gates lead back onto Mill Lane.

To the rear of the house is a beautiful, stone-paved elevated terrace which is ideally position to enjoy the most outstanding views down over the River Brett and, which is in part enclosed by lavender beds. The gardens are bordered by the river itself and contain sweeping areas of lawn interspersed with colourful, diverse flower beds and numerous mature specimen trees. A pretty pavilion/summer house is also position to enjoy some fine open views over neighbouring meadow land. At the rear of the plot is a discreet area ideal for composting and garden storage.

On the other side of the lane, a timber gate leads into a further private courtyard area which leads onto an area of parking with a generously proportioned **DOUBLE CAR PORT** with power and light connected and a turning circle behind. A range of useful and versatile outbuildings have been converted to provide further accommodation:-

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GAMES ROOM: A versatile area enjoyed by the current owners as a games room with a wood-burning stove and kitchenette with a useful cloakroom/shower room adjacent and a range of fitted storage.

WORKSHOP: A particularly useful area with power and light connected, fitted work benches and doors on each side.

OFFICE/STUDIO: A further versatile room with extensive loft storage space and a variety of potential uses, a parquet wood floor and a stable door.

The gardens continue past the area of parking with an area of lawn, well-kept fruit cages, raised vegetable beds, a greenhouse and a number of mature fruit trees. Of particular note is the:-

SWIMMING POOL: An indoor heated swimming pool with a kitchenette, shower and pump room and changing area ideal for entertaining and leisure.

In all about 1.3 acres (sts).

EPC RATING: Exempt: Listed

LOCAL AUTHORITY: Babergh **COUNCIL TAX BAND:** G

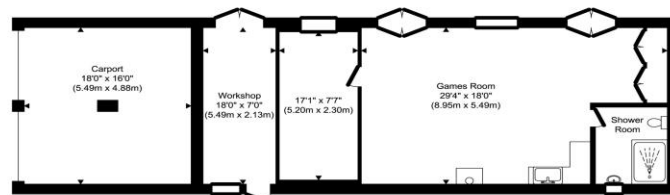
TENURE: Freehold **WHAT3WORDS:** straddled.activates.treating

CONSTRUCTION TYPE: A combination of brick and timber-framed.

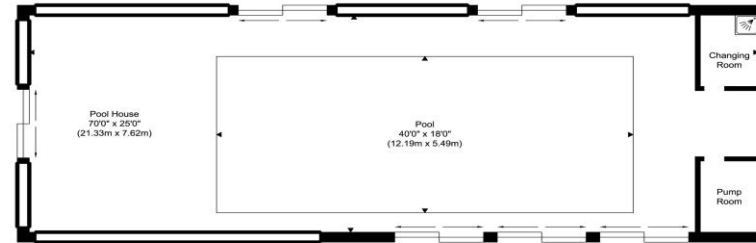
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(Not Shown In Actual Location/Orientation)
Outbuilding 1
Approximate Floor Area
1098.00 sq. ft.
(102.00 sq. m)

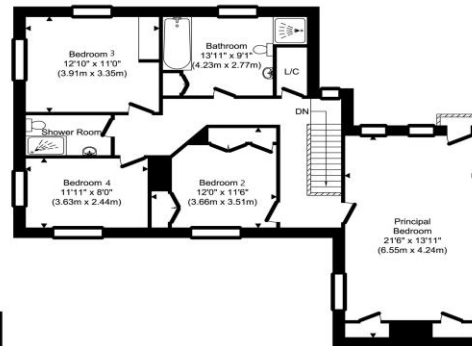


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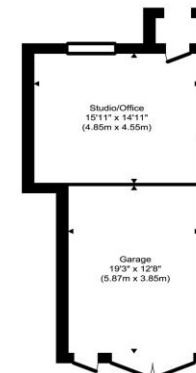
Pool House
Approximate Floor Area
1750.00 sq. ft.
(162.60 sq. m)



Ground Floor
Approximate Floor Area
1565.50 sq. ft.
(145.44 sq. m)



First Floor
Approximate Floor Area
975.85 sq. ft.
(90.66 sq. m)



(Not Shown In Actual Location/Orientation)

Outbuilding 2
Approximate Floor Area
493.00 sq. ft.
(45.80 sq. m)

TOTAL APPROX. FLOOR AREA 5995.71 SQ.FT. (557.02 SQ.M.)
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