



DAVID
BURR

**Churches,
Monks Eleigh, Suffolk**



Churches, Swingleton Green, Monks Eleigh, Ipswich, Suffolk, IP7 7AB

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 charming Grade II listed cottage thought to date back to the early 1500s which is in need of modernisation throughout but represents an excellent opportunity for a purchaser to renovate a charming characterful building to their own taste. Accommodation is arranged over two levels which includes plenty of living space between a sitting room and a further library area, a dining room, study area and a kitchen/breakfast room. Also on the ground floor is a bedroom and a shower room whilst on the first floor, there are two further bedrooms and an additional bathroom. Outside, there is off-road parking in a carport with a workshop/garage to the rear and an incredibly generous rear garden with enormous potential for improvement, thought to measure in the region of 1.5 acres.

A three bedroom semi-detached cottage in need of thorough modernisation with generous grounds of approximately 1.5 acres.

Front door leading to:-

ENTRANCE HALL: With a useful study area to the rear and door opening on to the rear garden. Thumb latch door leading onto staircase rising to first floor and an opening leading into:

DINING ROOM: Arranged into two areas with a brick floor and a step leading up to a further versatile reception area. Brick arch fireplace with inset cast iron hearth and brick steps leading down into:

KITCHEN/BREAKFAST ROOM: With an electric AGA Range cooker and a range of base and wall level units and a stable door opening onto the rear garden.

SITTING ROOM: An attractive and particularly light reception room with a dual aspect. Impressive inglenook fireplace with oak bressummer beam, red brick surround and a wood burning stove situated on a brick hearth. Charming exposed timbers throughout and an opening leading into a further library area.

BEDROOM 2: A versatile room currently utilised as a ground floor bedroom with a wash hand basin and outlook over the rear garden.

SHOWER ROOM: Containing a corner shower, WC and wash hand basin.

First Floor

OCCASIONAL BEDROOM/LANDING: With exposed timbers and windows to both the front and rear, offering the potential to be used as an occasional bedroom and with doors leading into:

BEDROOM 1: A double bedroom with fitted storage and thumb latch door leading to:

BATHROOM: Containing a bath, WC and wash hand basin and storage units.

BEDROOM 3: A single bedroom with an outlook to the rear.

Outside

To the side of the property is a private carport/driveway which provides **OFF-STREET PARKING** and leads onto a useful **GARAGE/WORKSHOP** to the rear. The property's rear gardens are unquestionably one of its finest features,

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which while overgrown, offer a considerable area for remodelling and improvement. Adjacent to the property itself is an elevated paved terrace. Steps lead down into the main area of the garden where there is currently a path cut through to a lower lying meadow, with an outstanding variety of mature trees and plants. Within the grounds is a timber storage shed.

Agent's notes:

The property is Grade II listed and stands within the village conservation area.

The lower-lying meadow is liable to flooding and forms part of the village water meadows.

The property is subject to a flying freehold above the sitting room.

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Main water. Main drainage. Main electricity connected. Oil fired.

NOTE: None of these services have been tested by the agent.

EPC RATING: N/A – exempt.

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

COUNCIL TAX BAND: E

TENURE: Freehold

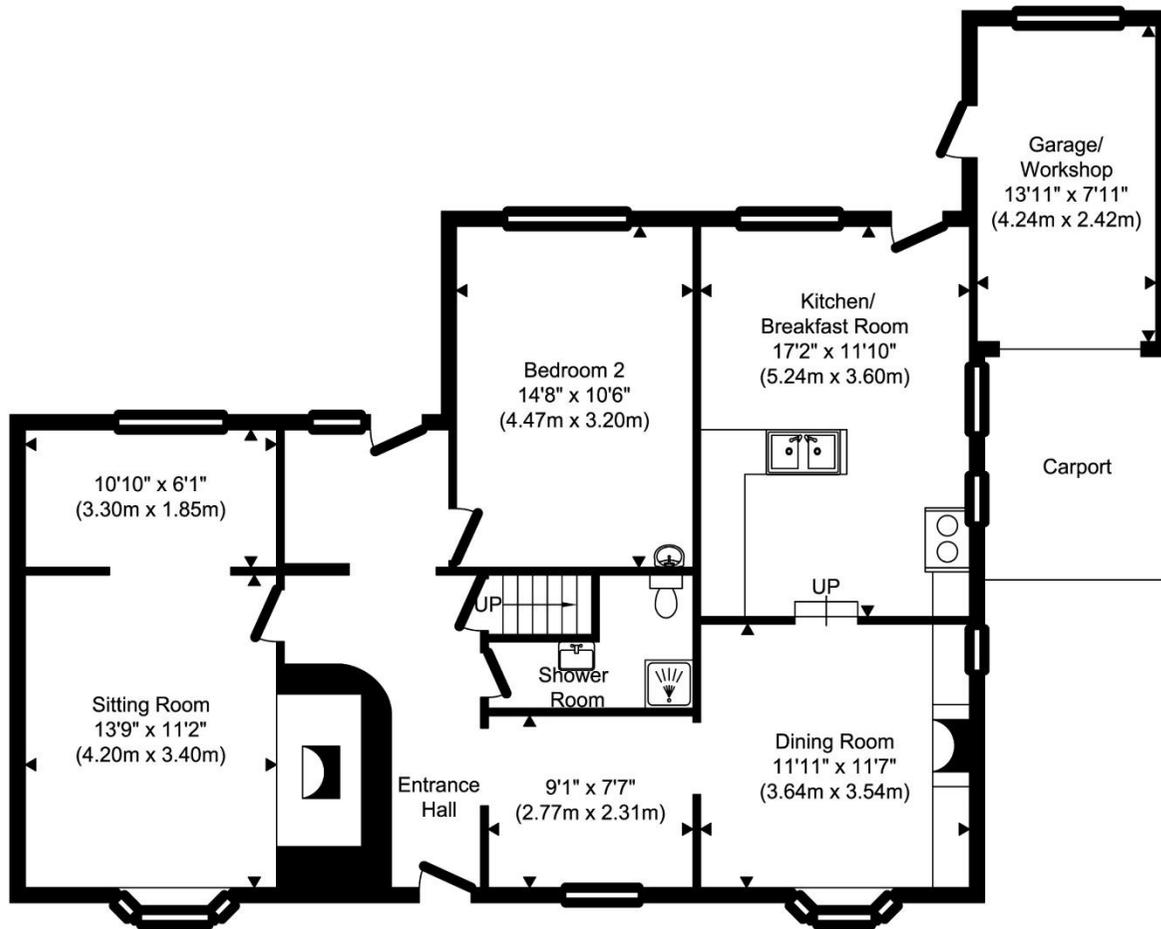
CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: appear.town.advantage

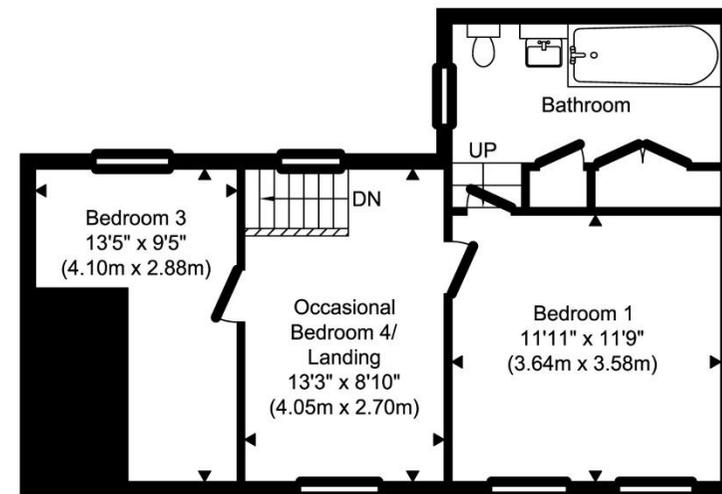
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Ground Floor
 Approximate Floor Area
 1168.85 sq. ft.
 (108.59 sq. m)



First Floor
 Approximate Floor Area
 495.46 sq. ft.
 (46.03 sq. m)

TOTAL APPROX. FLOOR AREA 1664.31 SQ.FT. (154.62 SQ.M.)
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