



Palmer & Partners



Church Hill, Monks Eleigh, Ipswich,
Suffolk, IP7 7JQ
Asking Price £400,000

Palmer & Partners

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- Grade II Listed Detached Cottage
- Village Location
- Three Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Workshop/Outbuilding
- Oil Fired Heating



This charming Grade II listed detached cottage is situated in the village of Monks Eleigh and is being offered to market with two reception rooms and three bedrooms and has been owned by the current vendors for 45 years. It is thought that the cottage dates back to the early 1700s. The cottage is full of character features with exposed beams and benefits from oil fired heating by radiators and an enclosed rear garden with a workshop/outbuilding to the

rear. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises living room, dining room, study, inner hall, kitchen and bathroom to the ground floor whilst to the first floor are three good sized bedrooms.

Monks Eleigh is a small yet pretty village in the beautiful county of Suffolk nestling in the Brett valley between Lavenham, Hadleigh and Sudbury. Monks

Eleigh has a wealth of interesting and attractive buildings including many picturesque thatched cottages. Atop the hill is the ancient church of St Peter's and elsewhere in the village is The Swann Inn; Bridge Farm Barn complex which houses a tea shop with gifts, craft shop and a garden centre; Millenium Green; community shop which also houses a Post Office; and a mobile library.

Front Door: Into:

Living Room: 14'7" x 11'6" (4.45m x 3.5m) Window to the front

aspect, exposed beamed ceiling and exposed timber beams to the walls, tiled floor, radiator, inglenook fireplace with an exposed brick surround, beam over and wood burning stove. Thumb latch door leading to:

Dining Room: 14'7" x 8'7" (4.45m x 2.62m) Window to the front aspect, exposed beamed ceiling and exposed timber beams to the walls, exposed hardwood flooring, radiator, exposed brickwork to the walls, feature fireplace and pine door



leading to a storage cupboard with fitted shelves.

Lobby: Space for storage, exposed timber beams and door leading to:

Study: 6'8" x 5'5" (2.03m x 1.65m) Window to the front aspect, exposed timber beams to the walls and tiled floor. This was originally thought to be the pantry and is now used as a study.

Inner Hall: Tiled floor and door leading to the rear garden. Doors to:

Kitchen: 10'5" x 8'4" (3.18m x 2.54m) Window to the rear

aspect, radiator, quarry tiled floor, fitted with a range of matching eye and base level shaker style cabinets with worktops, sink and drainer, space for free standing cooker, tiled splashback, space and plumbing for washing machine and space for fridge freezer.

Bathroom: 7'1" x 6'4" (2.16m x 1.93m) Window to the rear aspect, tiled flooring and walls, heated towel rail, three-piece suite comprising panel enclosed bath with mixer tap and showerhead attachment,



WC and hand wash basin with storage under and tiled splashback.

Landing: Exposed timber beams and storage cupboard. Doors to:

Bedroom: 8'10" x 8'3" (2.7m x 2.51m) Window to the front aspect and radiator.

Bedroom: 14'7" x 8'7" (4.45m x 2.62m) Window to the front aspect, radiator and exposed timber beams to the walls, door leading to:

Bedroom: 14'7" x 8'8" (4.45m x 2.64m) Window to the side

aspect, exposed brick chimney, radiator, fitted wardrobes and access to the loft.

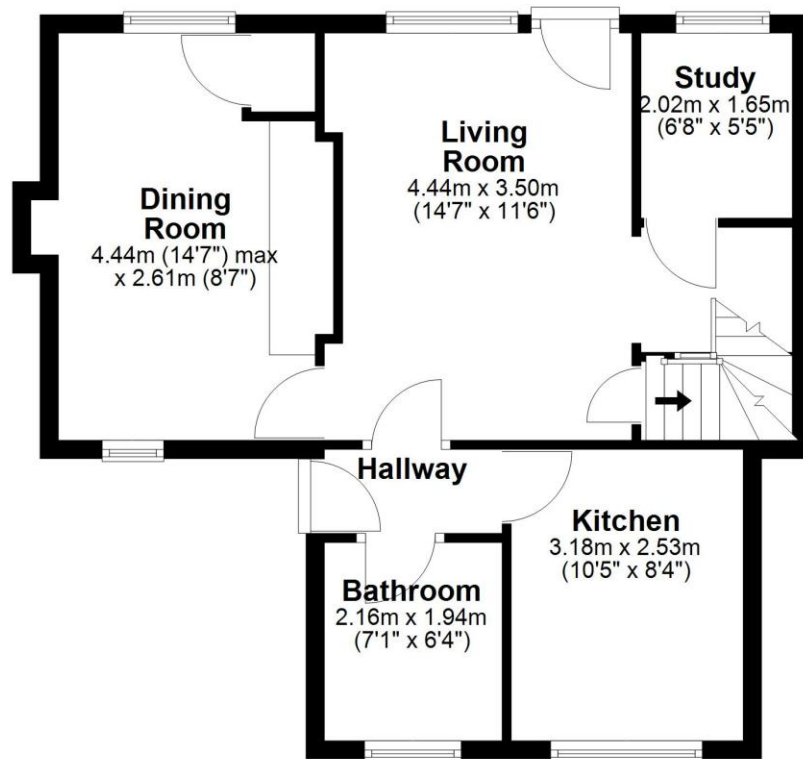
Outside – Rear: The enclosed rear garden is low maintenance with a patio area and shingle beds.

Outbuilding/Workshop: 7'3" x 5'3" (2.2m x 1.6m) Power and light connected.

Agents Note: The property is not registered and will need to be registered by the buyers solicitor.

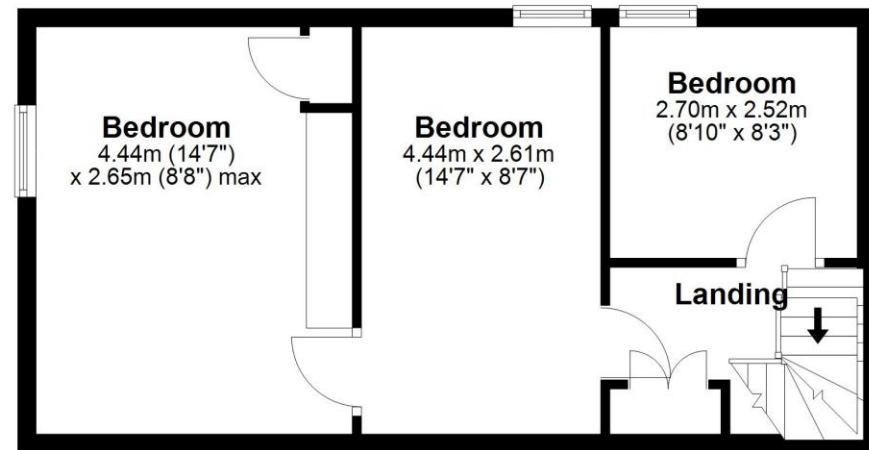
Ground Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 89.1 sq. metres (959.0 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: EPC Exempt

Council Tax Band: D



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