



**The Stables,
1 Lion Yard, Monks Eleigh, Ipswich, Suffolk**

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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 community 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 converted stables offering spacious accommodation across two floors amounting to over 2,600sqft. Including four double bedrooms, three reception rooms, kitchen/dining room and ample off-road parking private garden and river frontage.

An elegant substantial stable conversion with a south facing garden in a riverside setting.

DINING HALL: 5.79m x 4.31m (19'0" x 14'2") A double aspect room with open staircase leading to bedroom 4 with views over both the front and rear garden with opening leading to:-

SITTING ROOM: 4.29m x 4.11m (14'1" x 13'6") A wonderfully light triple aspect room with double-height arched window offering pretty views over the front garden and river beyond. This is a part-vaulted room with log burner and glass hearth.

Inner Hall: Open staircase leading to first floor with ample space for sideboards and other furniture and door leading to:-

DRAWING ROOM: 6.09m x 3.78m (20'0" x 12'5") This is a particularly elegant room with your attention immediately drawn to the large log burner with marble stone hearth and French doors providing pretty views over the southerly facing rear garden.

KITCHEN/DINING ROOM: 8.55m x 3.35m (28'1" x 11'0") The kitchen has recently been refitted with a range of shaker style cupboards with a thick worktop and matching return with integrated butler style sink with mixer tap, dishwasher, fridge and one-and-a-half eye-level oven with matching drawer larder cupboard with large dining area beyond with further space for a snug seating area. French glass panel doors leading to courtyard garden and door leading to:-

UTILITY ROOM: 7.13m x 2.08m (23'5" x 6'10") Fitted with a wide range of contemporary units with a thick granite effect worktop with space for a washing machine, tumble dryer, fridge and freezer with integrated

one-and-a-half sink with drainer unit and mixer tap with doors leading to both the carport to the front and obscure glass door to the rear courtyard. In addition, there is space for shoes and coats finished with a marble tiled floor.

CLOAKROOM: Close coupled WC and pedestal wash hand basin with mixer tap and attractive tile splashback and door leading to a walk-in airing cupboard housing both the boiler and pressurised water cylinder.

First floor

LANDING: Solid wooden doors leading to:-

MASTER BEDROOM: 7.26m x 4.97m (23'10" x 16'4" max) A wonderfully light spacious room with Juliet balcony overlooking the front garden and river beyond. This room is part vaulted with ample space for bedroom furniture as well as a **dressing area**.

EN SUITE: A three-piece suite consisting of a pedestal wash hand basin with mixer tap, large walk-in shower cubicle with attractive tile surround, close coupled WC and heated towel rail.

BEDROOM 2: 4.06m x 3.76m (13'4" x 12'4") A generous second bedroom with floor-to-ceiling double built-in wardrobes offering ample storage with space for a double bed and views over the rear garden.

BEDROOM 3: 4.01m x 2.76m (13'2" x 9'1") This room is currently utilised as a twin room but would work well as a double for guests with a large built-in cupboard offering ample wardrobe storage.

Offices at:

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FAMILY BATHROOM: Fitted with a six-piece suite incorporating a his-and-hers pedestal wash hand basin with matching mixer tap, close coupled WC, bidet, shower cubicle with attractive surround with a large bath with central mixer tap and handheld shower and heated towel rail.

BEDROOM 4: 5.74m x 4.31m (18'10" x 14'2") Accessed off the dining hall, this is a double aspect room with a pretty port window overlooking the rear garden. This room has to date been utilised as a home office but would work well as a guest bedroom with neighbouring cloakroom to the ground floor.

Outside

A long shingle driveway provides ample **OFF-ROAD PARKING** and in turn access to the front door and to the double-length **CARPORT** (7.62m x 3.66m (25'0" x 12'0")) with further access door leading to the utility room. Beyond the shingle drive is a grass bank abutting the River Brett which is a great space to enjoy the river and the wildlife it brings with access to the river where the current owners moor a boat.

A side access gate brings you to the rear garden with an initial terraced seating area accessed off the drawing room with overhead pergola and established vines and rose bushes offering seasonal colour with well-established borders of trees, box hedging and raised sleeper borders offering seasonal colour whilst being of low maintenance. A further private courtyard garden can be found to the back of the property accessed off both the kitchen/dining room and utility. This is a private walled area with a number of climbers that blossom intermittently throughout the year.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of the services have been tested by the agent.

AGENT'S NOTES

The driveway to the property has a right-of way which is enjoyed by three neighbouring properties.

EPC RATING: BAND TBC. A copy of the energy performance certificate is available on request.

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: Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes **Speed:** up to 24 mbps download.

Phone signal: Yes

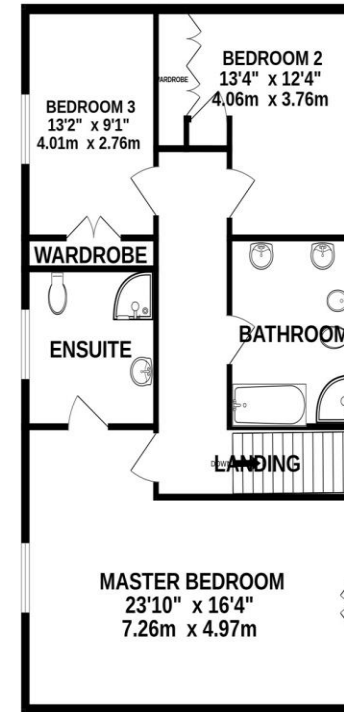
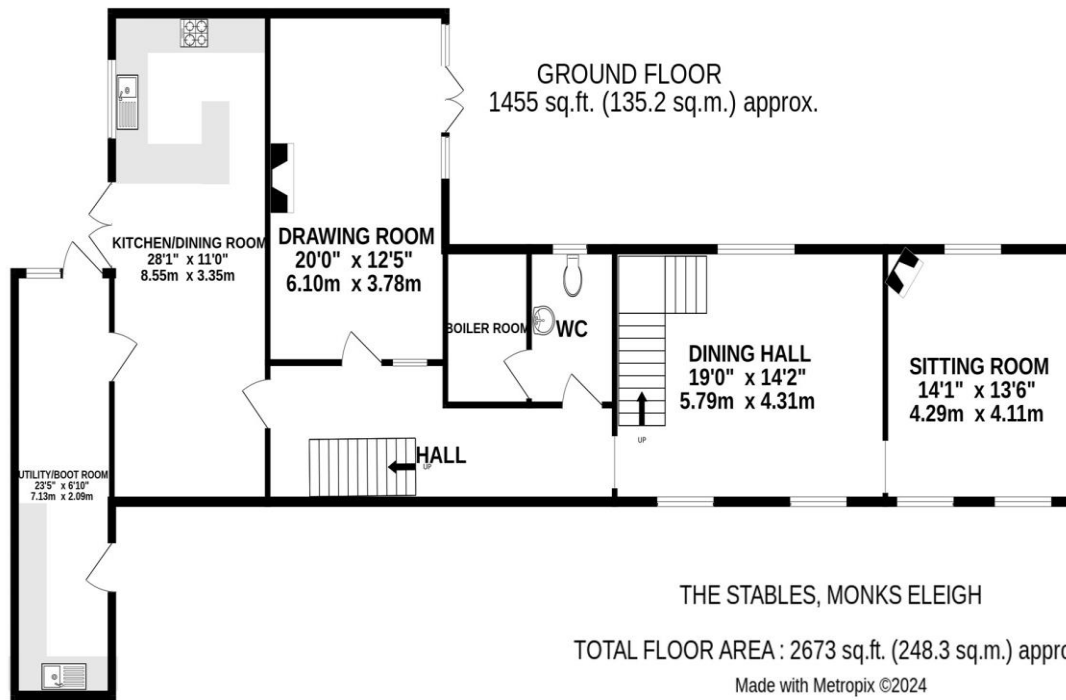
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WHAT3WORDS: ///trophy.cornering.insolvent

VIEWING: Strictly by prior appointment only through DAVID BURR.

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