



GEORGIAN COUNTRY HOUSE & ADJOINING 16TH CENTURY TUDOR MERCHANTS COTTAGE

THE FENN, MONKS ELEIGH,
IPSWICH, IP7 7AB

Freehold

savills



STUNNING GROUNDS AND TRADITIONAL SUFFOLK BARN WITH DETAILED PLANNING PERMISSION FOR CONVERSION

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Freehold

6/7 bedrooms ♦ 6 bath/shower rooms ♦ 4 reception rooms
♦ kitchen/breakfast/living room ♦ integral cottage ♦ heated
swimming pool and pool house ♦ mature gardens ♦ about
7.5 acres ♦ EPC rating = Listed Building

Situation

Distances

Lavenham 3.6 miles, Hadleigh 4 miles, Sudbury 8 miles (London Liverpool Street station from 55 minutes, Ipswich 16 miles (London Liverpool Street station from 65 minutes)

(All mileages and times are approximate)

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 pub, shop, post office 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 four miles to the East. Ipswich is 16 miles and provides access to the A14 and A12 trunk roads.

Description

This exceptionally elegant Grade II* Listed house occupies a lovely position on the edge of a well-regarded Suffolk village. This extensive accommodation offers practical versatile accommodation whilst retaining considerable character (high ceilings, sash windows, fireplaces etc). Part of the house was originally a separate Tudor Wool Merchants house, and could easily be used as a separate self contained two bedroom cottage.

The ground floor accommodation comprises a panelled entrance hall which leads through to four well proportioned reception rooms and a cellar. The kitchen/breakfast/living room is off the inner hall and incorporates a 15ft wide wall of glass taking in the fantastic views over the grounds. The kitchen is fitted with an extensive range of units and granite worktops that run either side of the Aga.

The wide elegant staircase rises to the first floor leading through to four double bedrooms, two of which have en suite bath/shower rooms, a family bathroom and separate shower room (which could be used as en-suite to one of the bedrooms.) The second floor provides a further two bedrooms, one with an en suite.



Outside

To the front of the house is a sweeping semi-circular drive and a set of double doors opening to parking and leading to the double garage. Planning Permission has been granted to convert the barn, located to the side, to a separate residential dwelling details can be found on the Babergh planning website Ref. No: B//85/01015. Contact the agent for further details.

The substantial barn is split into a number of distinct areas with the main section measuring about 88ft x 20ft with a further generous recess and a mezzanine area, and below a WC/tack room. This outstanding barn has good natural light and could either be converted into a separate 3/4 bedroom dwelling, or utilised as a large party barn or to accommodate a classic car collection or ancillary accommodation. Area two measures about 44ft x 35ft and is divided into four distinct rooms via internal walls to incorporate a large open bay storage area, a workshop, large log store and storage shed.

The pool house has a set of handmade bi-folding doors that open onto terracing. This area provides direct access and overlooks the heated swimming pool which in itself is within a walled garden. The bespoke fitted oak kitchen from Smallbone of Devizes overlooks the swimming pool and a purpose built indoor barbeque area. The changing rooms are fitted with benches and there is a shower room and cloakroom.

The grounds are one of the properties most attractive features, generous in size and diverse in nature to include well-placed terraces, open expanses of lawn and a large meadow. There are an extensive range of specimen trees, colourful beds and the garden in part, abuts a small stream.

Services: Main water, drainage and electricity are connected. Oil fired heating to radiators.

Directions

From Ipswich proceed the A1071 bypassing Hintleham and Hadleigh and proceed on the A1141 towards Lavenham. Proceed through Monks Eleigh and take a left turn onto the B1115 and after the bridge turn left and The Fenn is on the left.

Tenure:

Freehold

Local Authority:

Babergh District Council

Outgoings:

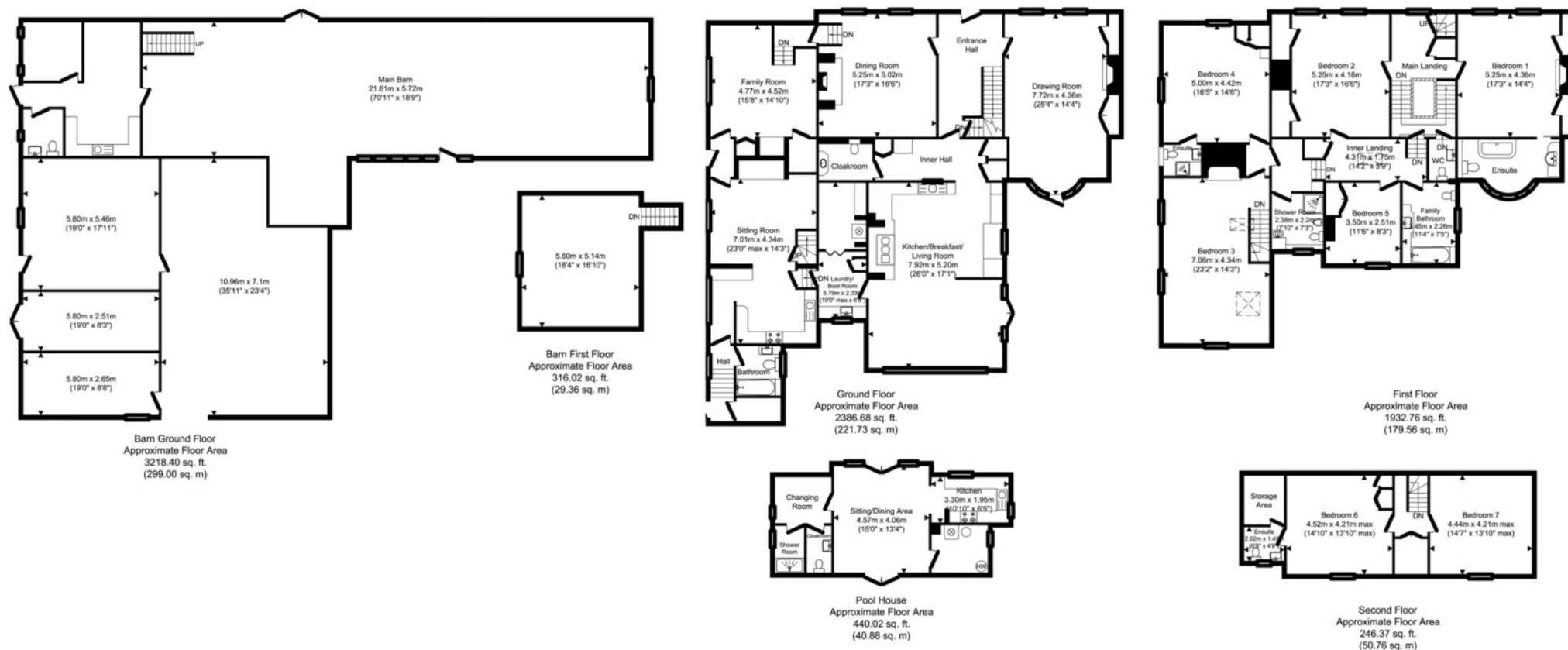
Council Tax Band G

Viewing:

Strictly by appointment with Savills







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