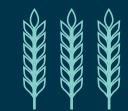




# THISTLE COTTAGE

Monks Eleigh | Suffolk



Chapman Stickels

# THISTLE COTTAGE

## THE STREET

### MONKS ELEIGH

### SUFFOLK, IP7 7AU

Ipswich – 15 miles  
Bury St Edmunds - 16 miles  
Hadleigh – 6 miles  
Sudbury – 8 miles

- Entrance hall • Sitting room • Dining room • Kitchen •
- Landing • Three bedrooms • Bathroom • Off-road parking •
- Garage • Detached office / summer house • South-facing gardens •
- In all, 0.178 acres (sts) •

#### The Property

Located in the centre of this picturesque village, Thistle Cottage was built in 1868 to an imposing Victorian style, displaying a decorative mix of red and white brick to its façade, stone lintels, and a feature bay window. The house has been maintained to a high standard and has undergone various improvements to include the roof being entirely replaced and the window casements to the rear to name a few.

Accessed via a wide front hallway with a beautiful wooden panelled border which is believed to have originated from a local church, the principal sitting room forms part of the original house, which provides much natural light from the sizeable bay window fronting The Street and offers a cast iron fireplace with Victorian tiles and a carved wood surround. Beyond this, further accommodation comprises a dining room with beautiful original features such as herringbone brickwork on the wall, and a brick floor. This room benefits from having a multifuel burner set within a red brick fireplace with bressummer above and French doors which lead to the rear garden. A door provides access to the well-equipped kitchen which is a more modern addition to the rear of the house and provides base and eye level units combined with wood effect worktops and a double butler sink with integrated appliances which include 70/30 fridge freezer, washing machine and dishwasher. An oil-fired Rayburn provides heating and hot water throughout with an additional electric double hob, and an attractive stable door which leads to the drive and garage.

The first floor offers a landing with Velux windows allowing plenty of natural light which provides access to three double bedrooms, all of which boast a wealth character with exposed timbers and beautiful cornicing. Bedroom two overlooks the rear garden and countryside beyond. Bedrooms one and three face The Street and overlook the attractive street scene of the village centre and St Peter's Church beyond.

Outside, the south facing gardens are a wonderful feature to Thistle Cottage which are accessed via a side gate from the driveway which provides ample off-road parking with a car charging point and log store, and leads to the garage. Immediately to the rear of the house is a pretty courtyard from which the garden extends all the way down to water meadows beyond.

A FINE VICTORIAN HOUSE SET IN 0.178 ACRES, IN THE SOUGHT AFTER SUFFOLK VILLAGE OF MONKS ELEIGH



The garden is filled with a stunning array of plants, trees and shrubs, with a pond and an outbuilding which could either serve as a home office or a summer house with power and internet connection available and a useful store connected to one side.

#### Location

Monks Eleigh is a very attractive village set within the south Suffolk countryside, with the popular Swan public house and community shop / post office located some 50 metres away from the property. The excellent Hollow Trees Farm Shop is nearby with the market towns of Hadleigh and Sudbury both within easy reach.

#### Services

Mains water, electricity, and drainage. Oil-fired heating is provided by the Rayburn.

**Local Authority and Council Tax Band**  
Babergh & Mid Suffolk District Council  
Band C (2026)

#### EPC Rating

Current E (39). Potential C (72).



**Thistle Cottage, The Street, Monks Eleigh, IP7 7AU**

Approximate Floor Area  
Main House - 1065 sq. ft / 98.97 sq. m  
Garage - 245 sq. ft / 22.72 sq. m

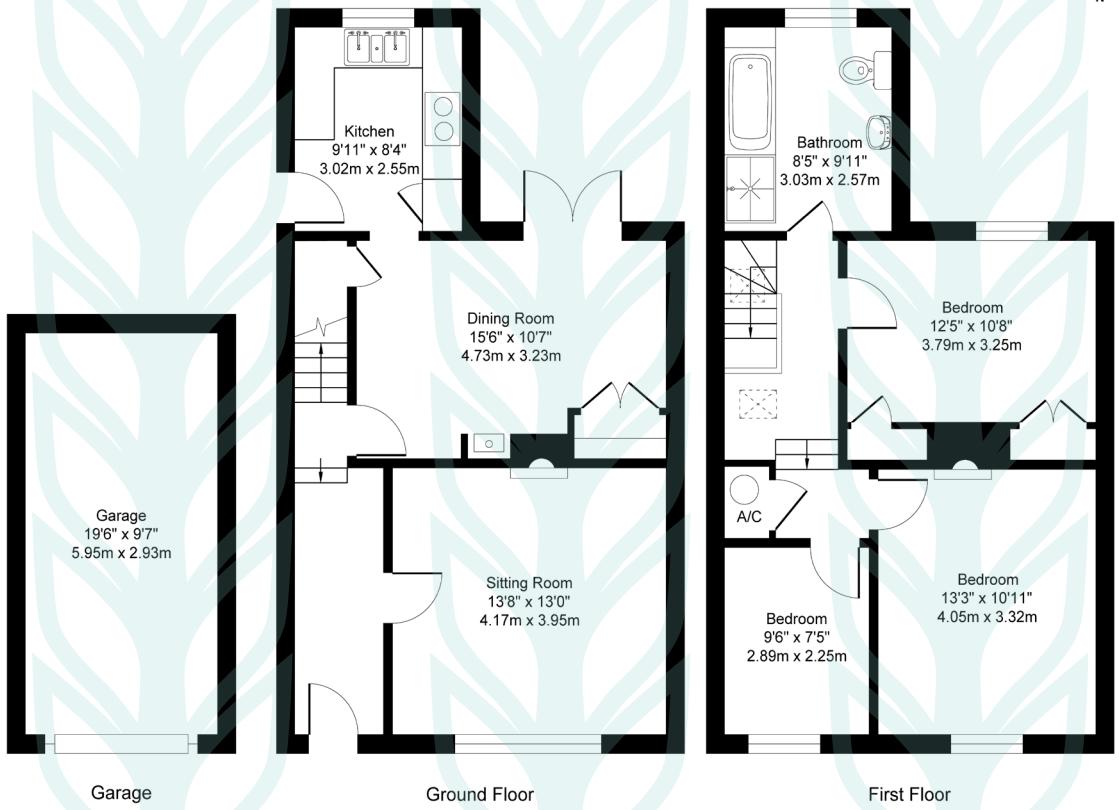


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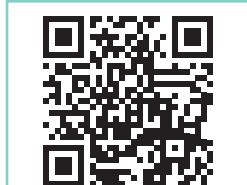
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