



DAVID
BURR

SPRINGATE FARM, BACK LANE,
MONKS ELEIGH



SPRINGGATE FARM,

Back Lane, Monks Eleigh, Suffolk.

A unique county home with exquisite gardens with a mixture of lawns, wild meadows, a stunning natural lake, orchard and numerous outbuildings.

Hadleigh - 4 miles. Sudbury - 8 miles, the latter with commuter link to London Liverpool Street Station.

- Detached village home
- Stunning rural setting situated along the River Brett
- Situated on a designated 'quiet lane' in a highly-regarded village.
- Four/five bedrooms
- Four bath/shower rooms
- Stunning sitting room with outstanding view over the lake and gardens
- Contemporary kitchen/breakfast room
- Separate dining room
- Utility/boot room
- Outbuildings including office space/workshop
- Separate detached barn/machinery store/workshop
- Stunning low lying meadows with cricket bat willows
- Beautiful natural lake (measuring approx. 1 acre) with a huge variety of wildlife and fauna
- Mature orchards and specimen trees
- **In all about 6.8 acres (sts)**



LOCATION

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.

THE PROPERTY

Springate Farm is a wonderful detached village house situated on a quiet lane in a well-regarded Suffolk village. The property's setting is truly exceptional and the accommodation has been designed to maximise the outstanding views its mature grounds afford. The property itself contains a sitting room with a wall of glass overlooking the lake and gardens and there is also a separate dining room, kitchen/breakfast room, utility, four/five bedrooms and four bath/shower rooms.

Outside, the property benefits from plenty of off-road parking and a large driveway which leads past the property and onto two useful outbuildings, a detached barn and a further building divided into various areas including part as a space to work from home. The gardens are genuinely outstanding with a fine array of mature specimen trees including Oak, Willow, Poplar and Horse Chestnut. Areas of meadows and lawns border the River Brett and surround the stunning central lake which itself measures around 1 acre with a summerhouse and decked terrace at one end. The gardens attract a diverse array of animals, birds and wildlife and give a sense of true peace and seclusion.

POSTCODE: IP7 7BA

WHAT3WORDS: paramedic.eating.libraries

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

COUNCIL TAX BAND: F



HOUSE

Front door leading to:-

ENTRANCE HALL: With a door leading to:-

DRAWING ROOM: A magnificent reception room with vaulted ceiling and exposed green oak timbers. Superb wall of glass with outstanding views over the property's gardens and lake. Double doors opening onto decked terracing, contemporary wood burning stove with tiled hearth.

DINING ROOM: With ample room for a dining table and chairs and an opening leading to:-

KITCHEN/BREAKFAST ROOM: With solid oak flooring and a contemporary kitchen with matching base and wall level white gloss units with polished granite worksurfaces incorporating a four-ring NEFF induction hob with extractor fan over and a one-and-a-half sink with faucet tap above. Integrated appliances include two NEFF electric combination ovens, a dishwasher and there is space for an American style fridge/freezer. Extensive storage throughout and a breakfast bar with space for seating and further room for a dining table and chairs. uPVC double doors opening onto the garden and a further stable door leading to:-

UTILITY/BOOT ROOM: A useful area with tiled flooring, space for coats and shoes and a matching range of base and wall level units with worksurfaces incorporating a large stainless-steel sink with faucet tap over and with space and plumbing for a washing machine below. Door leading to:-

WET ROOM: With a shower, WC and pedestal wash hand basin.

BEDROOM 2: A double bedroom with a door leading to:-

JACK AND JILL BATHROOM: Containing a P-shaped bath with mixer tap over, WC, wash hand basin and a heated towel rail. Further door leading to:-

BEDROOM 3: A further double room with a cupboard off.

BEDROOM 4/STUDY: Currently utilised as a space to work from home and occasional bedroom but with a variety of potential uses.

BATHROOM: With tiled flooring and containing a tiled corner shower cubicle, free-standing rolltop bath with contemporary fittings. WC, twin wash hand basins and a contemporary chrome heated towel rail.

Inner Hall: With staircase leading to first floor.

First Floor

With partially reduced head height in some areas

LANDING: With access to eaves storage space and doors leading to:-

BEDROOM 1: A generous area with plenty of room for a large double bed and a cleverly designed view across the drawing room and through the wall of glass looking out at the lake.

EN-SUITE: Containing a corner shower, WC and a wash hand basin.

BEDROOM 5: With the potential to be utilised in a variety of different ways, currently used as an occasional bedroom. Eaves storage off and a further opening leading to:-

DRESSING ROOM: With storage and further access to the eaves.

Outside

In front of the property adjacent to Back Lane is an area of private **OFF-STREET PARKING** and a pedestrian gate leading through an area of front garden enclosed by laurel hedging and decking which leads up to the front door. Electrically operated timber gates lead into a wide gravel driveway which leads between the house and the lawns onto two useful outbuildings.

OUTBUILDINGS

OUTBUILDING: Arranged into a number of different rooms, each with a variety of uses which include a kennel, laundry room, store room and office with a substantial area of storage to the rear.

BARN: With a generous footprint and the potential to be utilised in a number of different ways and comprising two main areas with both a **MACHINERY STORE** and **WORKSHOP**.

THE GROUNDS

Directly to the rear of the property is a west-facing decked terrace providing plenty of room for entertaining or dining alfresco. A further gravel area provides space for a washing line enclosed by picket fencing.

The property's grounds are exquisite and contain the most wonderful array of diverse wildlife and plants. Of particular note are the sprawling expanses of lawn punctuated by a number of specimen trees including weeping willow, oak and horse chestnut which surround the most beautiful private lake with a variety of waterborne flowers and lilies. At one end of the lake is a **SUMMERHOUSE** with a decked terrace with stunning views. A number of low-lying fields contain a variety of cricket bat willows and areas of lawn and a wildflower meadow. The plot continues east along Back Lane distance and have been designed to make the most of the outstanding views. A large orchard contains a variety of fruit trees including apple, greengage, pear and plum. There is the further benefit of a second vehicular access behind a five-bar gate.

Within the grounds is an area suitable for a vegetable plot with fruit cages and a **GREENHOUSE** and **CHICKEN COOP**.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and timber frame

SERVICES: Main water and private drainage. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D - A copy of the energy performance certificate is available on request.

VIEWING: Strictly by prior appointment only through DAVID BURR.

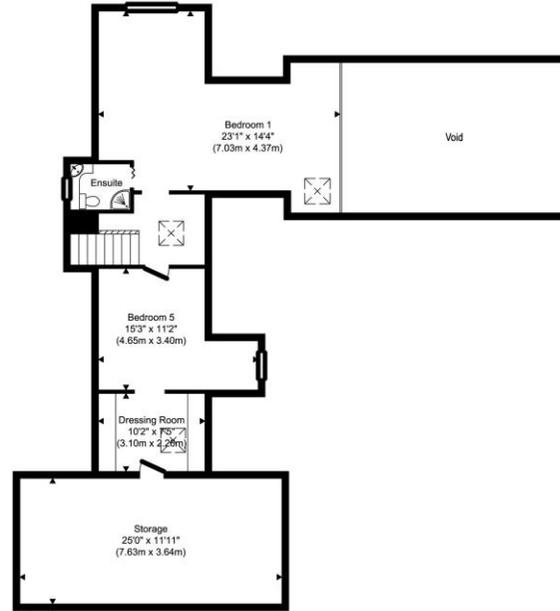
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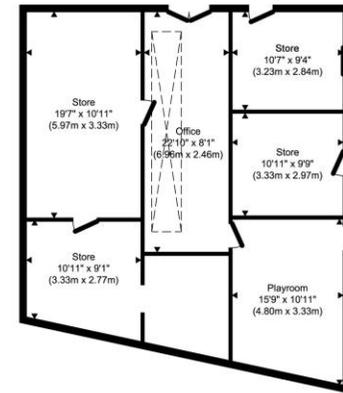




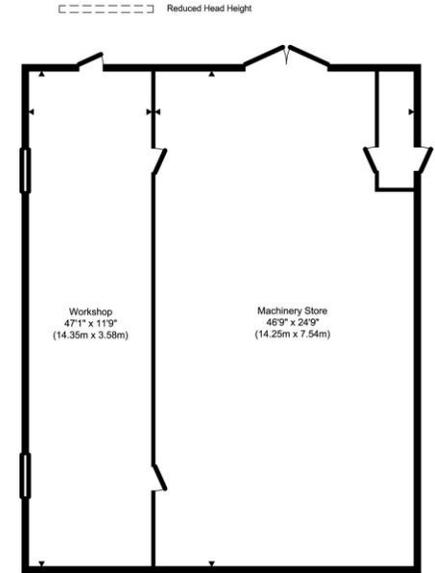
Ground Floor
Approximate Floor Area
1809.62 sq. ft.
(168.12 sq. m)



First Floor
Approximate Floor Area
1260.77 sq. ft.
(117.13 sq. m)



Outbuildings
Approximate Floor Area
936.46 sq. ft.
(87.00 sq. m)



Barn
Approximate Floor Area
1711.46 sq. ft.
(159.00 sq. m)

TOTAL APPROX. FLOOR AREA 5718.32 SQ.FT. (531.25 SQ.M.)
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