



The Old Bull










Monks Eleigh, Ipswich, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A delightful three-bedroom detached period home, in an idyllic Suffolk village setting.

A charming period house with a wealth of character features, situated in a desirable position in the picturesque Suffolk village of Monks Eleigh. The property features white rendered elevations and offers a peaceful south-facing garden to the rear, all within moments of the village centre and its everyday amenities.

 3 RECEPTION ROOMS	 3 BEDROOMS	 2 BATHROOMS
 PARKING	 0.66 ACRES	 FREEHOLD
 RURAL/ VILLAGE	 2,099 SQ FT	 GUIDE PRICE £700,000

The property

The Old Bull is a delightful three-bedroom character home offering attractive accommodation across two light-filled floors. Original features include exposed timber beams and impressive brick fireplaces, complemented by neutral décor.

There are three main reception rooms on the ground level, two of which are divided by vertical timbers to create a larger, semi open-plan living and entertaining space. These are the comfortable drawing room, which provides a welcoming entrance to the home and features a grand brick-built fireplace, which is fitted with a woodburning stove. The vertical timber beams separate the drawing room from the dining room, where there is tiled flooring and space for a family dining table. Further space in which to relax as a family comes in the form of the sitting room, which adjoins the drawing room and features a smaller brick-built open fireplace and a dual aspect, including French doors opening to the garden. Double doors lead from the dining area to the kitchen, which has

fitted units to base and wall level, as well as a range cooker with an extractor hood, with the adjoining utility room providing further space for appliances and home storage.

The ground floor has one double bedroom and an adjoining study, which is ideal for home working, or could be combined with the neighbouring cloakroom and converted into an en suite shower room. Upstairs there are two further double bedrooms, both of which are en suite, including the principal bedroom with its large built-in wardrobe. The second first-floor bedroom also has built-in storage, with both rooms featuring en suite bathrooms with over-bath showers.



Outside

At the front of the property, the garden is enclosed by white picket fencing and features various established shrubs, as well as a pathway leading to the front entrance. There is a five-bar wooden gate to the side, which opens onto a parking area for several vehicles and leads to the rear garden. It includes a south-facing patio area at the back of the house for al fresco dining, with an area of lawn beyond, dotted with established shrubs and bordered by mature trees for a sense of peace and privacy.

Location

The Old Bull is located in the heart of the idyllic village of Monks Eleigh, surrounded by beautiful rolling Suffolk countryside and. The village has a local pub and a community shop with a post office, entirely run by volunteers from the village. Further everyday amenities, including a range of shops and supermarkets, can be found in the nearby larger village of Lavenham, or in the towns of Hadleigh or Sudbury. Sudbury also has a mainline station, offering services to London Liverpool Street via Marks Tey (1 hour 11 minutes).



Distances

- Lavenham 3.8 miles
- Hadleigh 5.6 miles
- Sudbury 8.5 miles
- Ipswich 14.5 miles

Nearby Stations

- Sudbury
- Bures

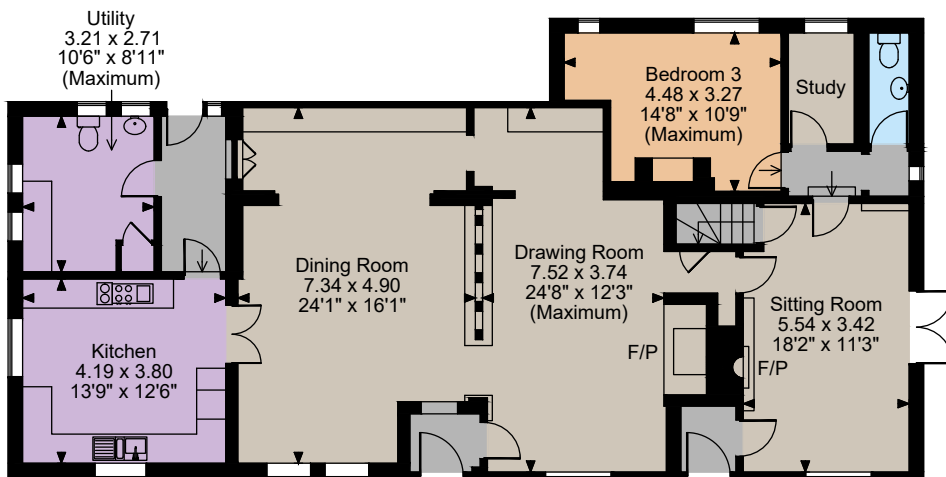
Key Locations

- Ipswich Museum
- Sutton Hoo
- Framlingham Castle
- Colchester Castle Museum

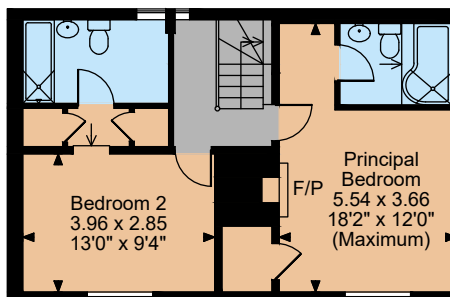
Nearby Schools

- Lavenham Community Primary School
- Bildeston Primary School
- Old Buckenham Hall School





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8665113/SS

Floorplans

House internal area 2,099 sq ft (195 sq m)

For identification purposes only.

Directions

IP7 7AU

what3words: ///february.additives.noodle - brings you to the driveway

General

Local Authority: Babergh District Council

Services: Mains electricity, water and drainage services are connected. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: E

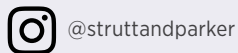
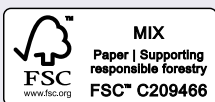
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

ipswich@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

