



**THE COACH HOUSE**  
Brent Eleigh, Suffolk

Carter Jonas

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## THE COACH HOUSE, HILL FARM, LAVENHAM ROAD, BRENT ELEIGH, SUFFOLK, CO10 9PB

- Lavenham 2 miles
- Long Melford 6.5 miles
- Sudbury 9 miles
- Bury St Edmunds 13 miles town
- Colchester 21 miles town (London/Liverpool Street from 48 minutes)

Hallway • Open plan Kitchen, Seating and Dining Area • Utility/Boot room • Principal bedroom with ensuite shower room • Double bedroom • Single bedroom • Family bathroom • Downstairs cloakroom with shower • Study/bedroom 4 • Parking • Garden

### DESCRIPTION

Currently under conversion, by extremely well-regarded builders. The Coach house is in a discreet edge-of-village setting, forming part of a small and attractive farmyard development. The property offers good privacy, added to which the space and striking features of the interior are a wonderful surprise. In particular, the open plan kitchen, seating and dining area will be fully fitted to a very high end specification, exposed internal brick, with a glazed gable end, adopting lovely views, with a rear utility/boot room and back door.

Adjacent to this is the entrance hall with a central staircase to the first floor and space for a study, a sitting room to the right of this which could also serve well as a downstairs bedroom.

Upstairs will offer two large double bedrooms, one of which will have an ensuite shower, a further single bedroom and a large family bathroom.

**AN EXCEPTIONAL TRANSFORMATION OF A COACH HOUSE INTO A LUXURY HOME, WITH A STUNNING INTERIOR, BEAUTIFUL GARDENS AND GOOD PARKING ON THE RURAL OUTSKIRTS OF SOUGHT-AFTER LAVENHAM.**



## OUTSIDE

The property opens seamlessly to a manicured south facing terraced gardens with charming views. Beyond is a stunning thatched outbuilding, which can offer onward potential, being a fantastic home office.

## LOCATION

Brent Eleigh is a pretty village situated about 2 miles to the east of Lavenham, Brent Eleigh was not only a market town under the reign of Henry III, but also one of the 'cloth villages', where Lavenham merchants had wool spun for them. Village amenities include 'The Cock Inn', a thriving village hall and St Mary's Church, which revealed a remarkable wall of 14th century paintings in 1961

There is a popular primary school in neighbouring Monks Eleigh. The historic mediaeval village of Lavenham provides for more extensive needs, as well as Bury St Edmunds (about 13 miles) and Sudbury (about 9 miles), the latter of which has a branch line station connecting at Marks Tey for London's Liverpool Street (about 80 minutes).

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water & drainage,  
Electric heating.

**Local Authority:** Babergh Mid Suffolk

**Viewing** By appointment with Carter Jonas  
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**What3Words:** ///quail.horseshoe.visitors

**Agents note:** CGI Images



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Project Name: 5501 - 0602  
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PRELIMINARY

Client: Louise Daybell

Project: Hill Farm Barns, Brent Ditch

Title: Working Floor Plans (Scheme B)

Project No: 5501 - 0602  
Drawing No: P01  
Scale: 1:50  
Date: 01/10/2021  
PC-Designer: 0002

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