



**THE GRANARY**  
Nr Lavenham, Suffolk

Carter Jonas



## THE GRANARY, BRENT ELEIGH RD, BRENT ELEIGH, SUFFOLK, CO10 9PB

- Lavenham 2 miles
- Long Melford 6 miles
- Sudbury 9 miles (Branch line station to London)
- Colchester 20 miles (Mainline station to London Liverpool St - 48 minutes).

Entrance hall • Vaulted kitchen/breakfast/dining room  
Utility/boot room • Study • Sitting room/bedroom 3  
• Ground floor cloakroom • Principal bedroom suite  
Second double bedroom • Family bathroom • South  
facing gardens • Outbuildings • Edge of village setting.

### DESCRIPTION

The property is now nearing completion and has been methodically and beautifully built by extremely well-regarded local builders. The Granary 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 buyers specification and boasting 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/homeoffice, a further sitting room to the right, which could also serve well as a downstairs bedroom. Upstairs offers two large double bedrooms, the principal with a luxurious ensuite shower and the other having access to a large family bathroom., wich between the two is a generous landing space.

### 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 to prospective purchasers.

**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.**





## 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

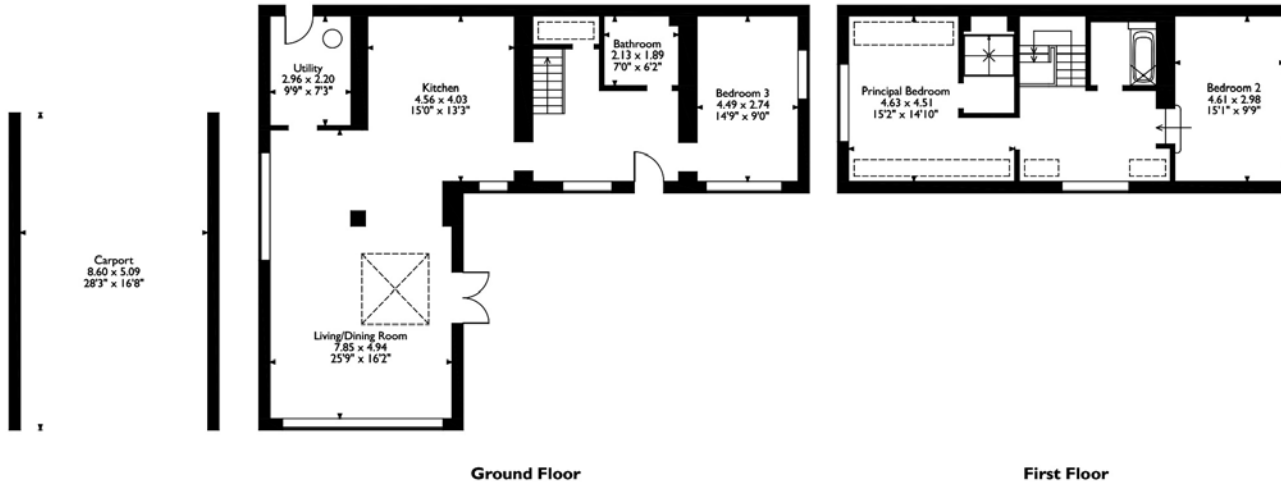
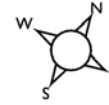
**Tenure:** Freehold

**Services:** Oil fired central heating, private drainage, mains water and electricity (with temporary borehole supply until completion)

**Local Authority:** Babergh District Council



The Coach House, Lavenham Road Brent Eleigh, Sudbury, Suffolk  
Approximate Gross Internal Area  
149 Sq M/1603 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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