



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

THE STREET, MELTON, IP12 1PW

TENURE : FREEHOLD

GUIDE PRICE £775,000

- Substantial Character Home
- Three Reception Rooms
- Generous Plot
- Eight Bedrooms
- Possible Annexe
- Cellar & Coach House



# THE ACCOMMODATION



## The Accommodation

The property has a welcoming hallway with access through to the rear garden, the cloakroom, and the three reception rooms; a superb living room with open fire and full-height French doors opening to the garden and providing dual aspect lighting along with the large sash window, The drawing room with a fireplace is currently used as a family room and a study. Both are flooded with light from the large bay windows. The open plan kitchen/dining area has access to the cellar and leads to a utility room with external access. The first floor has four double bedrooms and a single (currently the home artist's studio!) and a large bathroom with free-standing bath and shower enclosure. The second floor has three bedrooms and storage, and is in need of further improvement to be completed.



## Outside

To the front of the property is a garden with shingle and planting beds, with a brick wall and iron railings to the boundary. To the side is a generous parking area and access to the brick-built coach house which offers excellent storage and has a three-phase power supply. The large rear garden is mainly lawned with mature shrubs, fragrant roses and a Wonderful wisteria that winds itself around the exterior.



**Family Room** 6.15m x 4.47m (20' 2" x 14' 8")

(In to Bay Window)

**Study** 3.50m x 3.88m (11' 6" x 12' 9")

(In to Bay Window)

**Living Room** 5.65m x 4.76m (18' 6" x 15' 7")

**Dining Area** 4.55m x 3.89m (14' 11" x 12' 9")

**Kitchen** 4.95m x 2.11m (16' 3" x 6' 11")

**Utility Room** 3.89m x 2.68m (12' 9" x 8' 10")

**Bedroom One** 4.50m x 4.23m (14' 9" x 13' 11")

**Bedroom Two** 4.52m x 4.23m (14' 10" x 13' 11")

**Bedroom Three** 3.96m x 2.82m (13' x 9' 3")

**Bedroom Four** 4.81m x 2.33m (15' 9" x 7' 8")

**Bedroom Five** 3.98m x 1.56m (13' 1" x 5' 1")

**Bathroom** 3.99m x 2.75m (13' 1" x 9')

**Bedroom Six** 4.01m x 2.61m (13' 2" x 8' 7")

**Bedroom Seven** 3.57m x 3.46m (11' 9" x 11' 4")

(Max Measurements)

**Bedroom Eight** 3.60m x 1.86m (11' 10" x 6' 1")



## THE PROPERTY & LOCATION

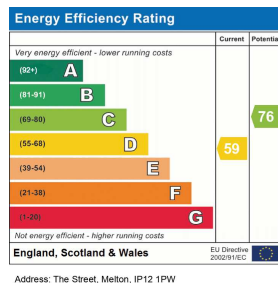
A landmark home within Melton village, in a generous plot with extensive flexible accommodation over three floors comprising entrance hall, cloakroom, three reception rooms, kitchen/dining area, utility, five first floor bedrooms, three second floor bedrooms. There's plenty of potential for further improvement, including a fantastic coach house that currently provides excellent storage.

The property built in the 1800's, and once home to artist Thomas Churchyard, benefits from its proximity to Woodbridge School, Framlingham Prep School and Framlingham College with easy access to each. This is only the second time this substantial house has been offered on the open market in the last 50 years. Melton is situated on the fringes of Woodbridge. Locally, there's a convenience store, two pubs, cafes, Primary School and some beautiful spots including walks along the River Deben into Woodbridge or the forests and heathlands to the north of the town. The property is close to local marina's and Woodbridge Sailing Club plus Melton railway station is within a 6 minute walk and provides a link to London's Liverpool Street station.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

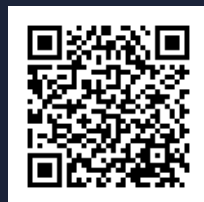




Council Tax Banding : F

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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### Disclaimer

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