

## Description

**THE PROPERTY** Welcome to Hasells Courtyard, a charming purpose-built retirement development for the over 55s, managed by Cognatum Estates. Nestled within this tranquil setting, you'll find a delightful cottage that offers both comfort and convenience, perfect for a relaxed and maintenance-free lifestyle.

Upon entering the property, you are greeted by an inviting entrance porch that leads into a bright and airy sitting room. This room features a front-facing window and provides access to the kitchen and inner hallway, as well as an opening to the dining room. The dining room is a lovely space with a window and patio doors that open to a small courtyard garden, offering a perfect spot to enjoy the outdoors. The well-equipped kitchen boasts wall and base level units, ample work surfaces, and space and plumbing for appliances, with a door leading directly to the courtyard garden. The inner hall includes a door to the ground floor shower room with W/C and stairs that lead to the first-floor landing. Upstairs, you will find three spacious double bedrooms and a bathroom, which is fitted with a panelled bath, concealed W/C, and wash hand basin.

Hasells Courtyard is a picturesque development featuring a small cluster of cottages around a central lawn adorned with pretty flowerbeds. The buildings showcase traditional Suffolk style with finely-detailed brick, rendered elevations, and pantile roofs, adding

to the charm and character of the estate. Cognatum Estates takes care of all maintenance, repairs, and insurance for the buildings, as well as managing window cleaning, refuse collection, and gardening, ensuring a hassle-free experience for residents. Additionally, the development offers a convenient on-site laundry facility and each property is equipped with a personal alarm system for added peace of mind. Dedicated estate managers oversee the administration and provide support when needed, and the cost of services is shared equally among all properties.

The property is offered with a 150-year lease from 1983, and the only ownership requirement is that one resident must be over 55 years of age. There are no other restrictions on owning a property here. Enjoy the peace of mind and community spirit of Hasells Courtyard, where you can embrace a comfortable and independent retirement lifestyle.

**THE LOCATION** Long Melford, Suffolk, is a charming village nestled in the heart of Suffolk's countryside, seamlessly blending history with modern convenience. Renowned for its well-preserved Tudor and medieval buildings, such as the iconic Long Melford Hall, a National Trust property, the village offers a journey back in time with its timber-framed houses and beautiful churches. This village is a shopper's haven, featuring independent boutiques, antique shops, and art galleries. Whether you're on the hunt for unique collectibles or contemporary gifts, Long Melford's

shopping experiences are truly distinctive. Immerse yourself in the local culinary scene with charming cafes and restaurants serving a mix of traditional and contemporary dishes, often made with locally sourced ingredients. Surrounded by lush countryside and intersected by the meandering River Stour, Long Melford is an outdoor enthusiast's paradise, offering scenic walks, bike rides, and tranquil picnics. In addition to its rich history, Long Melford also boasts a welcoming community and hosts local events, fairs, and festivals that foster a sense of unity. Families will appreciate the excellent schools in the area, offering quality education in a rural setting. Despite its serene atmosphere, Long Melford provides easy access to major transport routes, allowing you to explore other parts of Suffolk and beyond. Nearby Sudbury offers additional amenities and services.

## AGENTS NOTE

Lease Length - 150 year lease from 1983 (109 years remaining)

Service Charge - £9,148 per annum (paid in quarterly installments)

Ground Rent - None payable

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Electric Heating

Broadband - Ultrafast broadband with download speeds of up to 1000Mbps and upload speeds of up to 220Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodaphone. (Ofcom data)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – E

Tenure – Leasehold

Post Code – CO10 9DR

Viewings by appointment

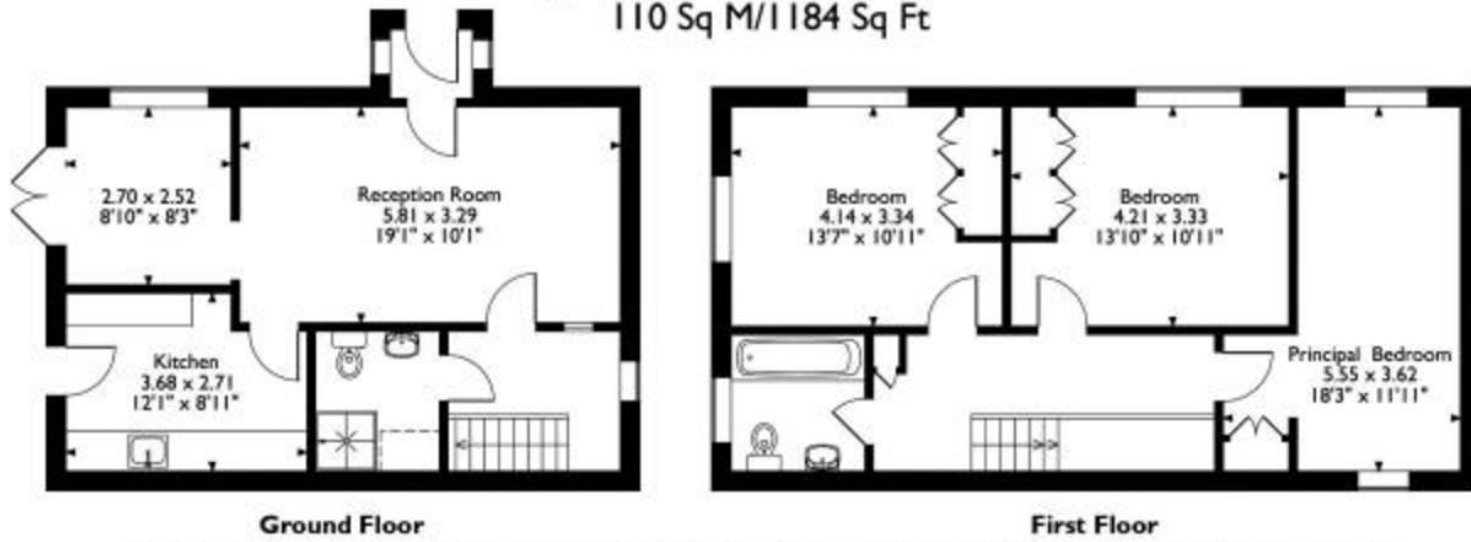
Bychoice Estate Agents

Tel: 01787 468400





3 Hasells Courtyard, Westgate Street Long Melford, Sudbury, Suffolk  
 Approximate Gross Internal Area  
 110 Sq M / 1184 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.



If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### Westgate Street | Long Melford | CO10 9DR

£260,000

Welcome to Hasells Courtyard, a charming over 55s retirement cottage managed by Cognatum Estates. Features include a bright sitting room, dining room with courtyard access, well-equipped kitchen, three double bedrooms, and picturesque Suffolk-style surroundings. Maintenance-free living in historic Long Melford.

- Purpose-Built for Over 55s
- Spacious Living Areas
- Picturesque Setting
- Hassle-Free Living
- Convenient On-Site Amenities
- Long Lease Term
- Ample Local Amenities