



**High Street, Long Melford, Sudbury CO10 9BD**



**welcome to**

**High Street, Long Melford, Sudbury**

Set within a highly regarded location and occupying a generous plot is this beautiful detached home brimming with character. The property offers three/four bedrooms, flexible and spacious accommodation, and is presented to a high standard throughout.



### Entrance Hall

Entrance door. Doors leading to drawing room and sitting/ground floor bedroom. Window with secondary glazing. Understairs cupboard.

### Drawing Room

20' 2" max x 14' 2" max ( 6.15m max x 4.32m max )  
Two secondary glazed windows to front aspect over looking the landscaped garden. Secondary glazed window to rear aspect. Open fireplace with Oak bressumer and brick surround. Exposed timbers and exposed partition. Radiator. Doors leading to kitchen and rear hall.

### Kitchen

14' 8" x 12' ( 4.47m x 3.66m )  
A stunning vaulted room with 11ft high ceiling, secondary glazed window to front aspect. Fitted kitchen with a range of hand built Knight kitchen wall and base units over areas of work surface. Butler sink with mixer tap set into wooden worktop. Plumbing for washing machine, integral electric oven with induction hob and extractor over, integral fridge/freezer and dishwasher, exposed ceiling and wall timbers. Exposed brick flooring. Radiator. open stud work and opening onto:-

### Dining Room

12' 7" x 11' 11" ( 3.84m x 3.63m )  
Stable style door to the front. Dual aspect windows. Exposed brick flooring. Exposed ceiling and wall timbers, Red brick fire place with Oak bressumer. Opening to:-

### Garden Room

14' x 12' 9" ( 4.27m x 3.89m )  
This beautiful recently added vaulted garden room comes with views over fields. Complete with full height double glazed oak framed windows, conservation rooflights and oak doors leading to the garden.

### Snug

12' x 11' 5" + door recess ( 3.66m x 3.48m + door recess )  
Secondary glazed window to front aspect. Stairs rising to bedroom three. door leading to garden. Two storage cupboards. Inglenook fireplace with inset range burner (for decorative purposes only, must not be used). Radiator. Doors leading to front garden.

### Rear Hall / Study Area

19' 6" x 5' 11" ( 5.94m x 1.80m )  
Two secondary glazed windows to rear aspect. Door leading to garden. Connection for full fibre broadband. Radiator. Door leading to shower room and:-

### Sitting / Ground Floor Bedroom

14' 5" x 13' 8" ( 4.39m x 4.17m )  
A versatile room with double aspect secondary glazed windows. Exposed brick wall with inset oak bressumer above an inset stove. Exposed timbers. Radiator.

### Shower Room

Secondary glazed window to front aspect. Airing cupboard. Suite comprising low level WC, wash hand basin and walk in shower. Heated towel rail, extractor fan.

### Landing

Secondary glazed window to front aspect. Access to loft. Radiator. Doors leading to bedroom two and:-

### Bedroom One

14' 1" x 12' 6" ( 4.29m x 3.81m )  
Secondary glazed dual aspect windows. Light French oak flooring. Exposed beams. Radiator. Door leading to:-

### En-suite

Suite comprising low level WC, wash hand basin and shower cubicle. Exposed brickwork and chimney breast.

### Bedroom Two

15' 11" into recess x 13' 4" ( 4.85m into recess x 4.06m )  
Secondary glazed dual aspect windows. Wide oak floorboards and exposed timbers. Radiator. Recess could be used to create an en-suite for the room.

### Bedroom Three

11' 8" x 11' 2" ( 3.56m x 3.40m )  
Secondary glazed window with views over the pond. Some restricted height. Exposed timbers, radiator.

### Gardens

The garden wraps around the cottage and a large gated shingle driveway leads to the property. EV charging point The front of the garden is beautifully landscaped with well stocked beds and a summer house overlooks a meadow lawn with a willow tree. The garden has a natural pond with a walk bridge leading to the rear part of the garden designed as a natural woodland area with a large wooden pergola. Hidden at the far side of the plot is the kitchen garden with a number of well maintained beds and a greenhouse. Outside the garden room you will find The Bake House.

### Outbuildings

The Bake House is currently used as a shed and could be perfect for a project.

### Agent's Note

Planning permission has been granted for a cart lodge at the front of the property.



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## **High Street, Long Melford, Sudbury**

- Grade II listed detached home
- Generous plot with ample parking and private garden
- Highly regarded location
- Beautiful features throughout
- Three first floor bedrooms and additional fourth ground floor

Tenure: Freehold EPC Rating: Exempt

offers in excess of

**£750,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110523 - 0005

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