



Melcott House
High Street, Cavendish, Suffolk

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Melcott House, High Street, Cavendish, Suffolk CO10 8AW0

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London's Liverpool Street.

One of the finest examples of a late 15th century Grade II Listed timber framed property, offering a wealth of original character features including exposed timbers, carved oak beams, merchant and witches' marks and open fireplaces and a jettied front, all complemented by modern luxuries such as stylish kitchen and bathroom. The property is situated in the heart of this sought after community orientated Suffolk Village within walking distance of the village's amenities and enjoys spacious gardens as well as off road parking for several vehicles and a garage.

A fine example of a late 15th Century Grade II Listed village house.

Entrance Into:

DINING HALL Accessed via a Gothic style oak door into a stunning formal dining hall with with exposed timbers, carved oak beams, leaded light windows and featuring an attractive open fire place with log grate and a carved Oak bressumer (with a merchant's mark). Further features include storage cupboard, tiled floor and gothic style doors opening to:

DRAWING ROOM Another stunning reception room with parquet floor, exposed carved oak beams, leaded light windows and featuring a fireplace with a log burning stove inset upon a brick hearth with bressumer over. Open studwork and opening leads to:

SNUG A charming room opening with exposed beams, built in shelving and French doors leading to the terrace.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of wall and base units under worktop with double butler sink inset. Integrated appliances include a 4 oven Aga with dual hot plates built into the chimney recess and dishwasher, whilst there is space for a double fridge/freezer. Further features include a central preparation island with breakfast bar and storage beneath, a Victorian side sash window with a window seat below, and French doors open to the terrace.

REAR HALL With staircase to the first floor with storage cupboard beneath housing water softener and with space and plumbing for washing machine.

CLOAKROOM With WC, wash hand basin.

First Floor

LANDING A spacious hallway with exposed studwork, brick chimney, staircase to the second floor with storage beneath and rooms to:

MASTER BEDROOM A spacious master bedroom with exposed beams and leaded light windows, wideboard flooring and a recessed area with a WC and wash hand basin enclosed with a privet screen (this area could be turned into an en-suite subject to the necessary planning consents).

BEDROOM 2 Another double bedroom with exposed beams and outlook to the side aspect.

BEDROOM 3 A further double bedroom with exposed beams and built in double cupboard.

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BATHROOM Stylishly fitted with freestanding roll top bath with claw feet, separate tiled shower cubicle, wash basin set into a vanity unit, WC and bidet. Heated towel rail and extensively tiled walls and Amtico floor.

DRESSING ROOM Housing the hot water cylinder boiler and currently utilised as a dressing room with outlook to the rear.

Second Floor

The second floor is a stunning open plan space built into the roof space with a range of exposed beams, a partial King post and areas currently utilised as a **Study** area and a little **Snug** area:

BEDROOM 4 Another double bedroom with window to the rear and en-suite cloakroom with WC and vanity sink unit.

Outside

The front of the property is accessed via a pedestrian gate with pathway leading to the front door with mature raised flower beds. To the side of the property there is a driveway providing parking for several vehicles in turn leading to the **GARAGE**. Gated side access leads to the rear garden which features extensively paved dining terrace set adjacent an expanse of traditional lawn with mature flower bed borders. The gardens form 2 parts with a pedestrian right of way enclosed via a 6ft close boarded fence to one neighbouring property. Utilising the same footpath, there is access to the second portion of garden which would be ideal as a vegetable garden or orchard.

AGENTS NOTE As is not uncommon with a property of this nature a neighbouring property has a pedestrian right of way to access their own property. The right of way is clearly designated with a 6ft close boarded fence and does not affect the privacy of the garden.

SERVICES: Main electricity and drainage. Gas fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk District Council.

EPC RATING: N/A

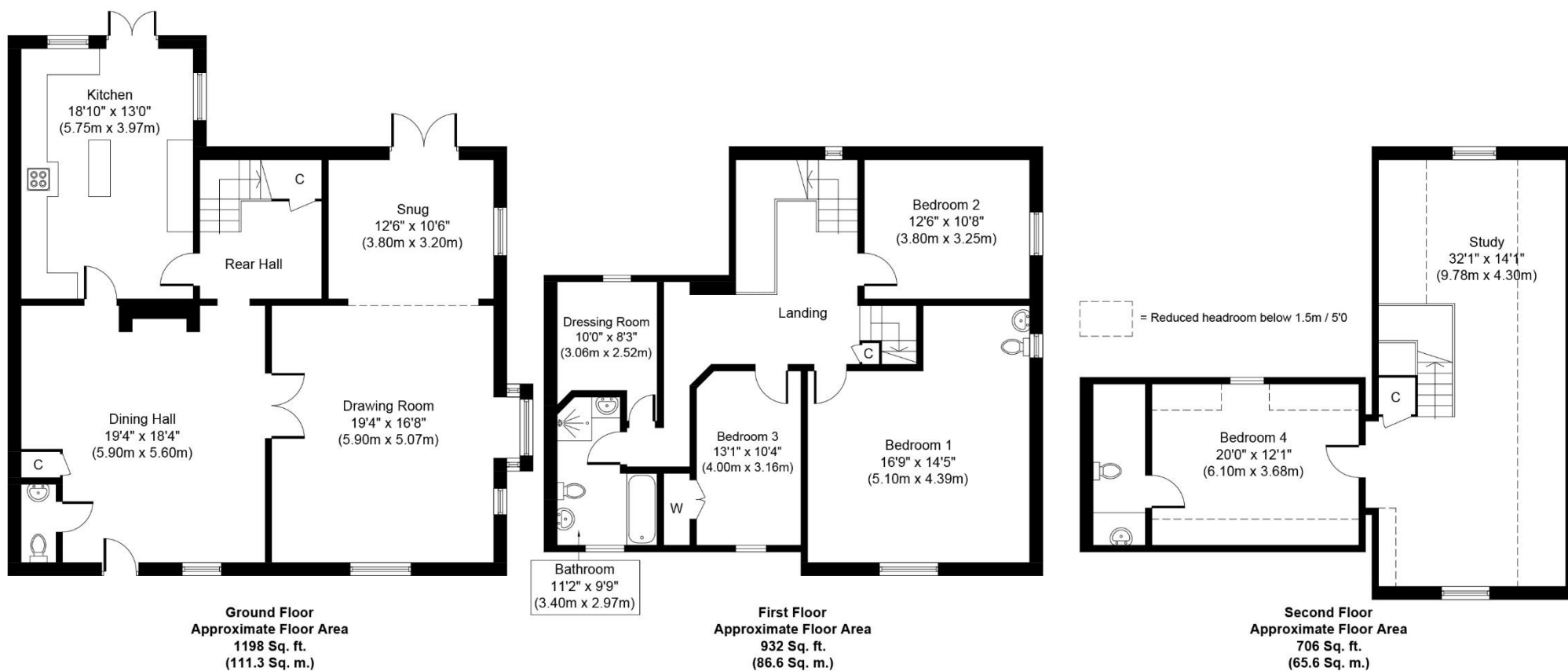
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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