



**2 Hanwell House, Cock and Bell Lane
Long Melford, Suffolk**

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2 HANWELL HOUSE, COCK AND BELL LANE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9JW

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

This characterful three-bedroom 17th Century house has been in the same family for over 100 years and occupies a quiet position in the heart of Long Melford. The property is in need of refurbishment and improvement but offers many original features such as large sash windows and exposed timbers and a west facing walled garden with a crinkle crinkle wall, off-road parking and garage. This property is being offered with **NO ONWARD CHAIN**.

A three-bedroom house with original features, walled garden and off-road parking.

Glass panel door leading to:-

PORCH/BOOT ROOM: 8'8" x 5'2" (2.64m x 1.57m) Brick built with windows to three aspects offering pretty views over the garden with space for shoes and coats and obscure glass door leading to:-

ENTRANCE HALL: 12'6" x 8'10" (3.81m x 2.69m) An inviting space with open staircase leading to first floor, 9'7" high ceilings with exposed timbers and door leading to:-

SITTING ROOM: 13'11" x 10'10" (4.24m x 3.30m) A later addition to the main house, this is a generous size and is situated towards the back of the property with large bay window offering pretty views over the rear garden.

KITCHEN/BREAKFAST ROOM: 15'4" x 12'6" (4.67m x 3.81m) The kitchen is fitted with a wide range of matching cupboards with an integrated sink with drainer unit and space for a range of white goods. To the side of the chimney breast is a cupboard providing useful storage within the fireplace itself offering useful pantry style storage space. From this room a large sash window provides pretty views over the rear garden with 9'10" high ceilings and exposed timbers. Door leading to:-

DINING ROOM: 12'6" x 12'4" (3.81m x 3.76m) An elegant room with large sash window overlooking the garden.

BATHROOM: A three-piece suite consisting of a pedestal wash hand basin, large panel bath with tile surround and close coupled WC with heated towel rail.

First Floor

LANDING: Doors leading to:-

BEDROOM 1: 12'5" x 10'4" (3.78m x 3.15m) Accessed off of bedroom two, this is a delightful room with large sash window overlooking the garden and built-in wardrobe.

BEDROOM 2: 12'5" x 11'3" (3.78m x 3.43m) Large sash window to the side aspect, built-in cupboard with space for other bedroom furniture. This room is currently a through-room to bedroom one but could be easily divided with the introduction of a stud wall to create a private bedroom or possibly upstairs bathroom with water and drainage found in the below kitchen.

BEDROOM 3: 9'9" x 8'11" (2.97m x 2.72m) A generous double bedroom with charming views over the rear garden and meadows beyond.

Outside

Wrought iron gates from Cock and Bell Lane lead you to a tarmac drive that provides **OFF-ROAD PARKING** and in turn access to the **GARAGE** (the

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garage is in a poor state of repair and would need replacing but would provide a buyer with a footprint for a replacement).

The west facing walled rear garden is one of the property's most charming features with a soft red brick boundary to the sides as well as a beautiful crinkle crinkle wall to the southern boundary creating a great private space in the heart of the village. A footpath from the back of the house meanders its way to the rear of the garden passing well-stocked borders of seasonal colour, shrubs, fruit trees and wisteria with a **GREENHOUSE** and **STORAGE SHED** found to the rear boundary.

Adjacent to the house is a brick-built **WORKSHOP: 25'0" x 10'0"** (7.62m x 3.05m) with views over the garden, shelving providing ample storage with space for a large workbench.

SERVICES: Main water and drainage. Main electricity connected. **NOTE:** None of these services have been tested by the agent.

AGENTS NOTES

The property is Grade II Listed.

EPC RATING: EPC exempt.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: C

TENURE: Freehold

WHAT3WORDS: ///active.charities.sunroof

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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