



DAVID  
BURR

**The Cobblers, Hall Street,  
Long Melford, Suffolk**







# THE COBLERS, HALL STREET, LONG MELFORD, SUFFOLK, CO10 9JR

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).

A Grade II listed village home in a superb central location within moments of numerous village amenities. Whilst in need of modernisation, the property offers accommodation which includes two reception rooms, a kitchen and a lean-to/utility with a cloakroom area. Upstairs are three bedrooms and a bathroom. There is the further benefit of a sunny west facing rear garden.

## **A three-bedroom village home in need of modernisation with a west facing rear garden in a central position.**

Front door leading to:-

**ENTRANCE HALL:** A spacious and welcoming area with staircase rising to first floor and with doors leading to:-

**SITTING ROOM: 13'6" x 13'3"** (4.12m x 4.05m) A well-proportioned reception room with a large range of secondary glazed windows overlooking the street scene. Central fireplace with inset electric stove and a carved wood surround. Range of fitted storage including display shelving and cabinets to each side of the chimney breast.

**DINING ROOM: 13'3" x 11'10"** (4.03m x 3.60m) With plenty of space for a table and chairs and two sets of secondary glazed windows overlooking the side driveway. Further space for seating and an arched doorway leading to:-

**KITCHEN: 12'7" x 8'11"** (3.83m x 2.71m) Containing a matching range of base and wall level pine units with worksurfaces incorporating a stainless-steel sink with drainer to each side. Space for appliances including a free-standing cooker and below countertop refrigerator. Secondary glazed window overlooking the side driveway and a further wood and glass panel door leading to:-

**LEAN-TO/UTILITY: 10'4" x 9'7"** (3.16m x 2.93m) With a further range of base level units and space and plumbing for a washing machine and space for tumble dryer. Further space for a free-standing refrigerator and worksurfaces incorporating an additional stainless-steel sink. Wood and glass panel door opening onto the garden and a curtain leads on to a ground floor **CLOAKROOM**.

### **First Floor**

**LANDING:** With access to loft storage space and doors leading to:-

**BEDROOM 1: 13'1" x 11'9"** (4.00m x 3.58m) A double bedroom with a range of fitted storage including wardrobes with inset hanging rails, drawers and storage cupboards. Sash window overlooking the street scene.

**BEDROOM 2: 12'3" x 9'7"** (3.74m x 2.92m) A further double room with a range of fitted storage with display shelving and space for a desk and fitted dressing table with drawers below. Secondary glazed window overlooking the side driveway.

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**BEDROOM 3: 11'8" x 8'0"** (3.55m x 2.45m) With plenty of fitted storage and overlooking the rear garden.

**BATHROOM:** Containing a shower with tiled surround, WC, bidet and pedestal wash hand basin.

## Outside

The property benefits from a sunny **WEST FACING** rear garden which contains an area of lawn, colourful well-stocked flowerbeds and a further paved terrace with a lean-to with a pantile roof. A gateway leads onto the side access and back to Hall Street.

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

## AGENTS NOTES

As is not uncommon with properties of this ilk, a right of way exists for a neighbour across the rear garden. For further information please contact the office.

The property is Grade II listed and situated within a conservation area.

**EPC RATING:** Band D – A copy of the energy performance certificate is available on request.

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

**COUNCIL TAX BAND:** E

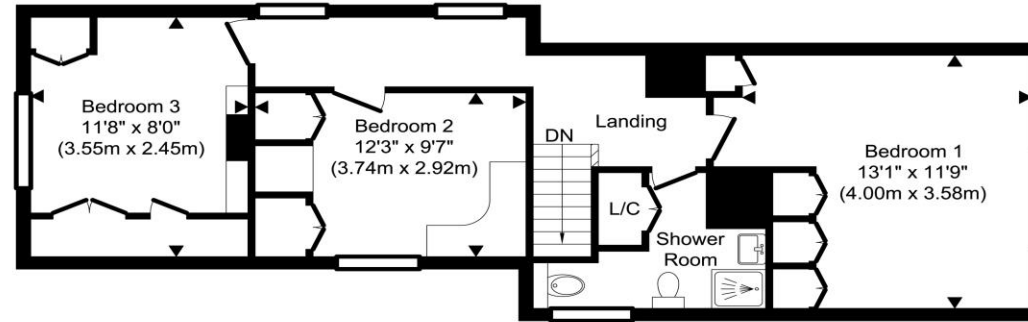
**TENURE:** Freehold

**WHAT3WORDS:** ///bumping.obscuring.recipient

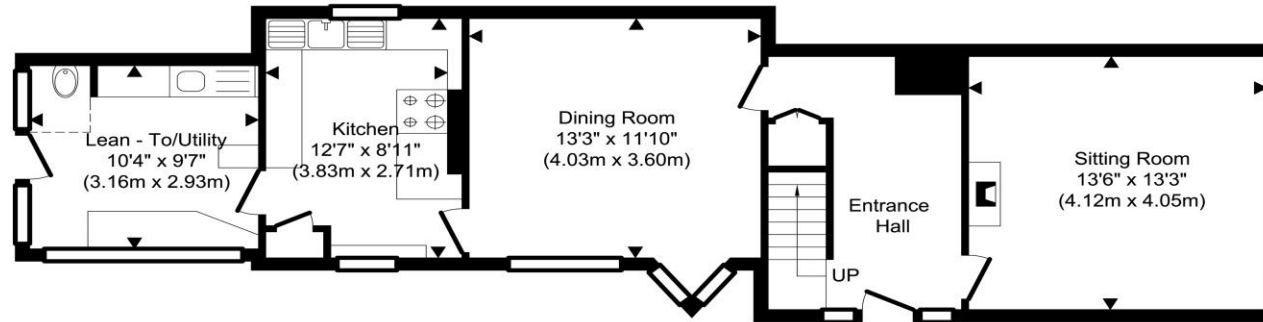
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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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First Floor  
Approximate Floor Area  
585.77 sq. ft.  
(54.42 sq. m)



Ground Floor  
Approximate Floor Area  
692.22 sq. ft.  
(64.31 sq. m)

TOTAL APPROX. FLOOR AREA 1277.99 SQ.FT. (118.73 SQ.M.)  
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