



DAVID  
BURR

JASON HOUSE, THE GREEN  
LONG MELFORD, SUFFOLK



# JASON HOUSE, THE GREEN, Long Melford, Suffolk.

A substantial period property of considerable character in a prestigious location with stunning landscaped gardens measuring 0.3 acres (sts).

Sudbury - 3 miles. Bury St Edmunds - 15 miles both with commuter link to London Liverpool Street Station.

- Grade II listed house dating back to the 16<sup>th</sup> century with later Georgian alterations
- Superb location on the famous village green with impressive open views
- Drawing room with exposed timbers and wood burning stove and further separate sitting room
- Newly fitted and recently extended kitchen/dining room
- Utility and separate ground floor cloakroom
- Four bedrooms
- Two bath/shower rooms and two dressing rooms
- Garage and home gymnasium
- Numerous useful outbuildings
- Exceptional landscaped gardens with south-west facing aspect
- Four separate Idyllic sunny terraces
- Open expanses of lawns, vegetable garden, greenhouse and garden stores
- **In all about 0.3 acres (sts)**



## LOCATION

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).

## THE PROPERTY

Jason House is an important village house in a prestigious yet discreet position overlooking the coveted village greensward. The property displays beautiful original period features dating back to its original construction in the 16<sup>th</sup> century with exposed timbers and brickwork, charming fireplaces, leaded windows and impressive sash and bay windows.

The property has been significantly restored and enhanced in recent years such that it provides characterful and elegant accommodation well suited to modern living. Of particular note is the newly fitted kitchen and recently extended dining area adjacent providing a sociable area with dual aspect bi-folding doors opening onto the terrace and with a fine view of the garden. Two further reception rooms are complimented by a ground floor cloakroom and utility while upstairs four bedrooms are served by two bath/shower rooms and two dressing rooms.

Mature and well-established landscaped gardens enjoy a south-westerly outlook with four separate terraces, open areas of lawn and colourful well stocked flower beds. There is the further benefit of a garage to the front of the property providing off-road parking and a high-quality home gym.

**POSTCODE:** CO10 9DT

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

## AGENT'S NOTES

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

The property benefits from a right-of-way across the neighbouring property. For further information please contact the office.

As is not uncommon with properties of this style the property is both subject to and has the benefit of a flying freehold.

A tree preservation order exists in respect of the Pine tree adjacent to the garage/home gymnasium.



## ACCOMMODATION

Front door leading to:-

**ENTRANCE HALL:** With high-quality limestone flooring which continues throughout much of the ground floor. Space for coats and shoes and with useful cupboard off and door leading to:-

**SITTING ROOM:** With a partially full-height ceiling measuring 15'10" in height and a continuation of high-quality limestone tile flooring. Panelled walls, exposed timbers and a central fireplace with inset electric faux wood burning stove. Range of casement windows allowing for plenty of natural light. Staircase rising to first floor with useful understairs storage cupboard off and a further door leading to:-

**DRAWING ROOM:** With a wealth of character from natural exposed beams and painted wood flooring and a door opening onto terracing. Wide range of windows providing for plenty of natural light and a fine inglenook fireplace with mellow red brick surround, herringbone brick tiled hearth and inset wood burning stove with an oak bressumer beam.

**KITCHEN/DINING ROOM:** Recently refitted to a high standard and extended by the current owners in 2022. Containing a matching range of base and wall level shaker style units with worksurfaces incorporating a ceramic sink with mixer tap above, drainer to side and separate rinse tap. Five-ring Siemens gas hob with tempered glass splashback and extractor fan above. Further integrated appliances include a Siemens double oven, full-height refrigerator and separate full-height freezer and Siemens dishwasher. Breakfast bar providing a useful area of seating, extensive storage and plenty of room for a dining table and chairs adjacent to dual aspect bifolding doors with a fine view across the rear garden. Vaulted ceiling with exposed timbers and twin skylights.

**UTILITY:** A useful area with base and wall level units with worksurfaces incorporating a further ceramic sink with mixer tap above. Space and plumbing for a washing machine and space for tumble dryer above.

**CLOAKROOM:** Finished to a high specification with a traditional style WC, Chadder & Co. pedestal wash hand basin and tongue and groove panelled walls. Range of useful storage cupboards.

### First Floor

**LANDING:** With access to loft storage with drop down ladder, useful storage cupboards, exposed timbers and doors leading to:-

**BEDROOM 1:** A magnificent double bedroom with a partially vaulted ceiling and extensive exposed beams and a dual aspect outlook across the rear garden and onto far-reaching south facing countryside beyond.

**BEDROOM 2:** An excellent double bedroom with a feature fireplace with a carved wood mantel and mellow red brick surround and hearth. Panelled walls throughout and a superb sash bay window with an outlook across the village green itself and toward the water conduit and Melford Hall. Useful **DRESSING ROOM** off which is also accessible from the shower room.

**BEDROOM 3:** Currently utilised as a study but which would equally make an excellent double bedroom with twin sash windows providing a fantastic outlook over the green. Range of mirror fronted bespoke fitted wardrobes and exposed timbers.

**BEDROOM 4:** Also currently utilised as a study but which could be converted into a double bedroom with a range of display shelving, fitted cupboards and a fine view over the garden. Double doors open onto:-

**DRESSING ROOM 1:** With fitted shelving and hanging rails and the clear potential to be converted into an en-suite to bedroom 3 (subject to any necessary consents).

**BATHROOM:** With wood flooring, free-standing double ended bath with mixer tap and shower attachment over, Lefroy Brooks WC, La Chapelle pedestal wash hand basin and panelled walls throughout. Cupboard space containing the boiler off and window with slatted shutters.

**SHOWER ROOM:** Recently fitted to a high standard and containing a double-width walk-in shower with Crittall style glass screen, recessed shelving and Aqualisa shower. Villeroy and Boch WC, vanity suite with storage below and a chrome towel radiator. Leaded window with an outlook to the front.

**DRESSING ROOM 2:** A substantial room with open fronted wardrobes with inset hanging rail and bespoke fitted shelving. Window with an outlook over the garden.

## Outside

The property is discreetly positioned set back from the green itself and accessible via a gate and pathway which leads past a useful log store and storage cupboards. Steps lead down to the front door.

To the rear of the property is an extensive herringbone brick terrace which runs adjacent to the property itself and contains a timber pergola with a mature jasmine plant which provides an attractive area of seating enclosed by rose beds. An expanse of lawn is bordered by colourful well-stocked flowerbeds and contains two mature apple trees. A further brick paved terrace is enclosed by oak sleepers planted with lavender and a variety of further plants adjacent to which is a lovely water feature and steps leading up to a pebbled area containing a **GREENHOUSE** and a number of raised beds. A further elevated stone paved terrace provides a sunny area of seating which attracts the last of the evening sun and stands adjacent to a **SUMMERHOUSE** with power and light connected and double doors opening onto the terrace. Adjacent to the summerhouse is a useful potting shed and garden store, also with power and light connected.

The gardens continue with a further expanse of lawn and a number of mature trees and on to an area of garden affectionately called ' the Japanese garden' with a bench elevated within the shade of a mature tree surrounded by colourful plants. A further brick paved terrace is enclosed by low level walls with an attractive water feature. An additional discreet parcel of garden contains a 'Crane' storage shed with a compost area and log store adjacent.

A gravelled driveway, which also serves a neighbouring property, leads onto a:-

**GARAGE:** A useful space with electric up-and-over door, power and light connected and providing storage or off-road parking. An internal door leads into:-

**HOME GYMNASIUM:** Recently converted into a home gym but which could equally serve a number of purposes including as a hobbies room, artist studio or for further storage.

Adjacent to the garage is a private area of garden enclosed by a brick wall containing a pine tree and providing a useful area for bins. Further parking can be frequently found along the lower green itself.

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

**EPC RATING:** Exempt - Listed

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Timber framed and brick

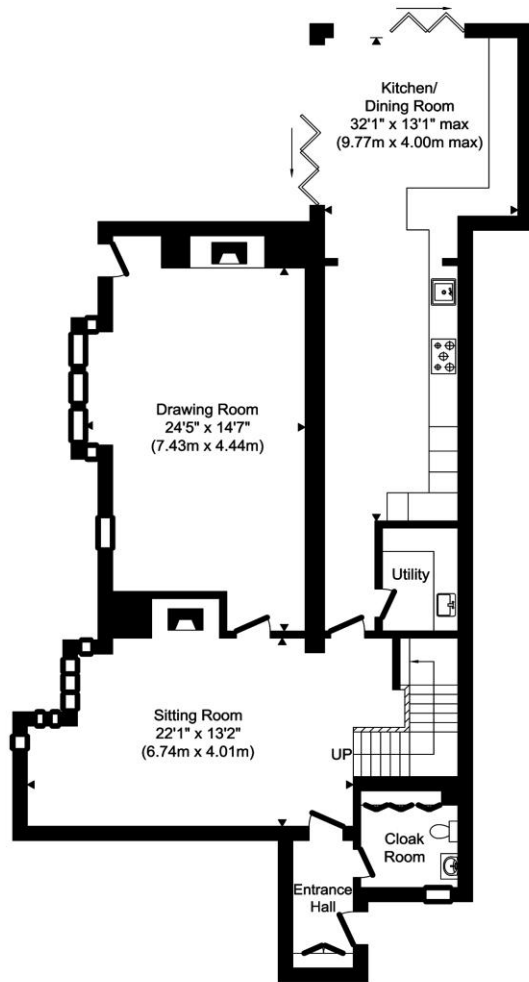
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.





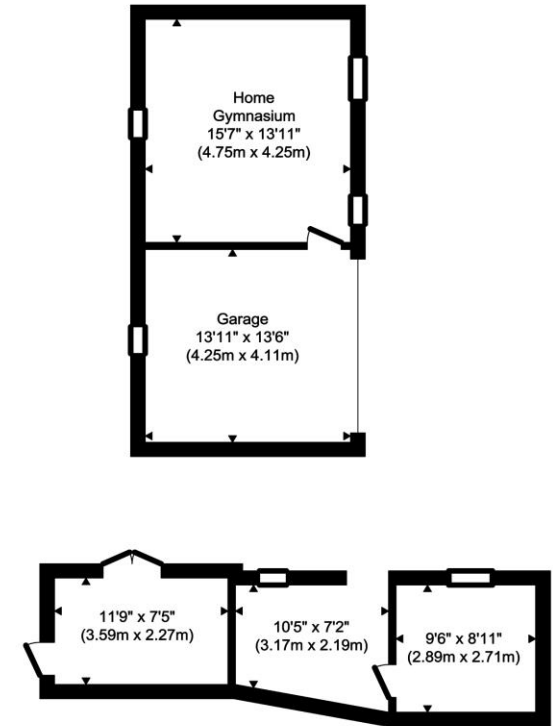




Ground Floor  
Approximate Floor Area  
1280.58 sq. ft.  
(118.97 sq. m)



First Floor  
Approximate Floor Area  
1489.83 sq. ft.  
(138.41 sq. m)



Outbuildings  
Approximate Floor Area  
675.00 sq. ft.  
(62.00 sq. m)

TOTAL APPROX. FLOOR AREA 3437.77 SQ.FT. (319.38 SQ.M.)  
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