



DAVID
BURR

Swan House,
Long Melford, Suffolk



SWAN HOUSE, LITTLE ST MARYS, LONG MELFORD, SUFFOLK, CO10 9HY

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).

Swan House is a unique, detached house situated in convenient walking distance of village amenities. The property contains contemporary and versatile accommodation arranged over three levels. On the ground floor is an impressive open-plan area with a substantial sitting/dining room which stands adjacent to an island kitchen. This leads through to a snug area and a study, as well as a ground floor cloakroom. On the first and second floors are a total of five bedrooms served by two bathrooms (one en-suite). Outside, to the rear is a private enclosed garden and a generous garage providing off-street parking.

A detached village with garden and parking within a garage in the centre of the village.

SITTING ROOM/DINING ROOM: An impressive double width reception room with a feature fireplace and display shelving and storage. Oak flooring throughout and plenty of room both for seating and a dining table and chairs. Open plan to the:-

KITCHEN: With a contemporary finish and a central island and a door opening onto the rear garden. Containing a range of base and wall level shaker style units and quartz worksurfaces incorporating a stainless-steel sink with mixer tap above and tiled splashbacks. Integrated appliances include a dishwasher, refrigerator and freezer and there is space for a free-standing range cooked with extractor fan over.

SNUG: Semi-open plan to the sitting/dining room and providing a flexible area ideally suited for use as a snug and leading further on to:-

STUDY: An ideal space to work from home with double doors opening onto the rear garden and a door leading through to an inner hall with the staircase leading to first floor and additional door leading to:-

CLOAKROOM: Containing a W.C. and a wash hand basin.

First Floor

LANDING: With a useful storage cupboard off separate **utility/laundry room** with space and plumbing for a washing machine. Staircase leading to second floor and doors leading to:-

BEDROOM 2: A well-proportioned double bedroom with a feature fireplace and dual aspect outlook to the side and over the pretty street scene below.

BEDROOM 4: A well-proportioned room with a dual aspect.

BATHROOM: Containing a free-standing roll top bath, traditional style W.C. and pedestal wash hand basin as well as a heated towel rail. Generous corner shower.

Second Floor

BEDROOM 1: With extensive storage and a dual aspect outlook. Door leading to:-

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EN-SUITE: With a bath with shower over, W.C. and a wash hand basin.

BEDROOM 3: A further double bedroom with two storage cupboards off.

Outside

A side access leads to the left hand side of the property and on to a:-

GARAGE: Providing sheltered, off-road parking and with up and over door, power and light connected and a door opening into the garden.

The garden is private and enclosed by brick walls and provides attractive areas of seating offering space to dine al fresco. A pedestrian gate also leads onto the side access.

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

EPC RATING: Band C – 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

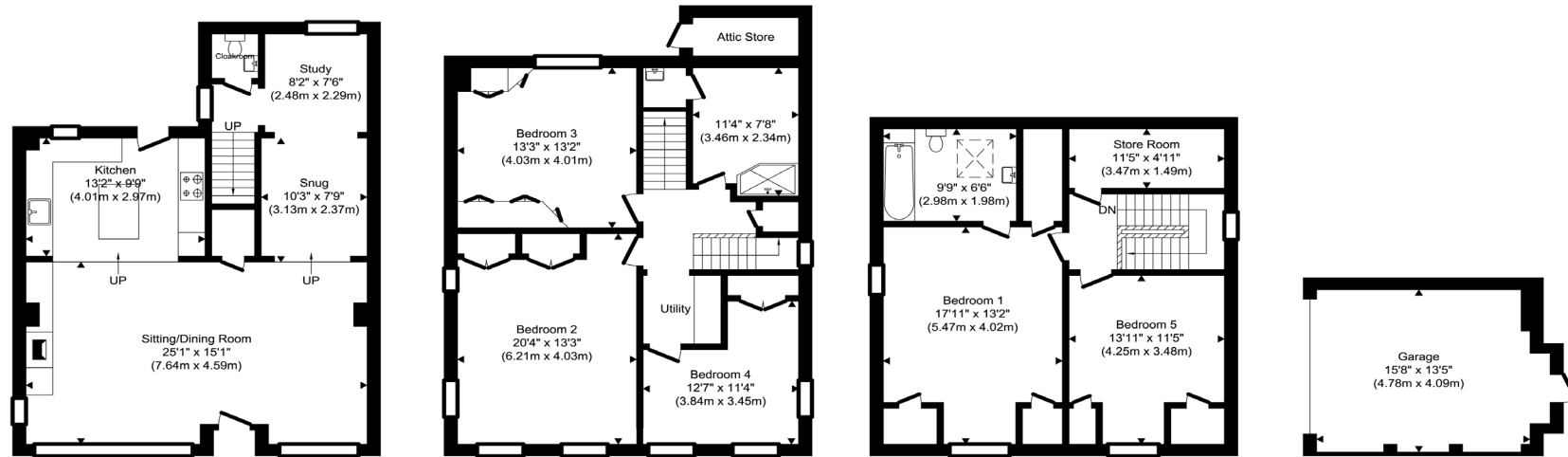
CONSTRUCTION TYPE: Brick

WHAT3WORDS: basin.unrated.zinc

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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Ground Floor
Approximate Floor Area
724.19 sq. ft.
(67.28 sq. m)

First Floor
Approximate Floor Area
812.24 sq. ft.
(75.46 sq. m)

Second Floor
Approximate Floor Area
651.43 sq. ft.
(60.52 sq. m)

Outbuilding
Approximate Floor Area
216.67 sq. ft.
(20.13 sq. m)

TOTAL APPROX. FLOOR AREA 2404.55 SQ.FT. (223.39 SQ.M.)
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