



DAVID
BURR

LYSTON MILL, LISTON LANE
LISTON, SUDBURY



LYSTON MILL, LISTON LANE, Liston, Sudbury, Suffolk

A notable mill house situated on the River Stour on the edge of Long Melford with extensive accommodation set within 9.5 acres (sts).

Long Melford – 1 mile. Sudbury – 5 miles, the latter with commuter link to London Liverpool Street Station.

- A detached mill house situated on the River Stour
- Beautiful weatherboarded façade
- Drawing room, sitting room and dining room
- Garden room and sun room
- Kitchen/breakfast room
- Four bedrooms
- Principal suite with dressing room and en-suite
- Family bathroom and ground floor shower room.
- Beautiful grounds with extensive river frontage
- Outstanding array of wildlife and numerous specimen trees
- Fantastic views of the Holy Trinity Church and Melford Hall from within the grounds
- Private jetty onto the Stour
- Garaging, cartlodes, workshops and garden stores
- Studio/hobbies room
- Landscaped formal gardens
- **In all about 9.5 acres (sts)**



LOCATION

Liston is a sprawling rural hamlet nestled amidst rolling countryside whilst retaining good access to local road and rail links. The village of Long Melford is about 1 mile and provides a comprehensive range of amenities with the market town of Sudbury about 5 miles and providing a commuter rail link to London Liverpool Street Station.

THE PROPERTY

Lyston Mill is an important detached Grade II listed dwelling situated in a stunning location amidst the water meadows on the edge of this thriving Suffolk village. The property displays various original period features including exposed timbers and impressive fireplaces and is clad in an attractive weatherboard beneath a red tiled roof. A water mill has stood on this site for centuries, originally belonging to Abbots of St Edmundsbury.

The house today contains ample living space across 4/5 reception rooms including a beautifully proportioned drawing room. Also on the ground floor is a kitchen/breakfast room, utility and shower room. Upstairs four bedrooms including a principal suite with a dressing area and en-suite plus an additional family bathroom.

The grounds are exquisite with both formal gardens surrounding the house itself, a driveway providing ample parking and array of useful outbuildings. Meadows about the river stour with outstanding views towards the Church and Melford Hall itself.

In all about 9.5 acres (sts).

POSTCODE: CO10 7HS

WHAT3WORDS: steeped.crunching.sitting

AGENT'S NOTES: The property is Grade II listed and thought to date back to the late 18th Century.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB (01376 552525)

COUNCIL TAX BAND: G



HOUSE

Front door leading to:-

ENTRANCE VESTIBULE: With quarry tiled flooring, space for coats and shoes and a front door leading to:-

ENTRANCE HALL: With a superb encaustic Victorian tiled floor, dado rail running throughout and a staircase rising to first floor. Timber panel doors opening into:-

DRAWING ROOM: A magnificent double width reception room with twin sash windows allowing for plenty of natural light and a fine marble fireplace with open hearth. Ample space for seating, picture rail throughout and deep skirting. Double doors opening into:-

GARDEN ROOM: A versatile addition with a beautiful outlook over the gardens, stone paved floor and double doors opening into the garden.

DINING ROOM: An impressive formal reception room with a dual aspect outlook through sash windows and a fireplace with carved wood surround and inset wood burning stove. Exposed floorboards throughout, ornate cornicing and a ceiling rose.

KITCHEN/BREAKFAST ROOM: With attractive pamment tiled flooring and a range of base and wall level solid wood cabinets with worksurfaces incorporating a Rangemaster butler sink with mixer tap above and drainer to side. Rayburn Range cooker with twin warming plates and double oven. Integrated Siemens dishwasher and a range of double-glazed windows overlooking the gardens. Substantial **PANTRY** off containing a refrigerator/freezer, shelving and pamment tile flooring. Thumb latch door leading to:-

Lobby: With second staircase rising to first floor, space for coats and shoes and a thumb latch door opening into:-

SITTING ROOM/SUN ROOM: A wonderful space to sit and enjoy views of the formal gardens and with double doors opening onto terracing. Stable door opening into:-

SNUG: A characterful room with a wealth of original period features including fine exposed timbers and an exposed mellow red brick chimney breast with inset wood burning stove and leaded light windows on two sides.

UTILITY: With brick flooring, space and plumbing for a washing machine and space for tumble dryer. Base and wall level cabinets with worksurfaces incorporating a stainless-steel sink with mixer tap above and drainer to side, plenty of storage and also containing the oil boiler.

SHOWER ROOM: Containing a corner shower with tiled surround and glass screen door, WC, wash hand basin with storage below and a chrome heated towel rail.

First Floor

LANDING: Window overlooking the garden with a pretty fan light with stained-glass inserts above and doors leading to:-

PRINCIPAL SUITE: A superb main bedroom with dual aspect outlook through sash windows, cast-iron Victorian feature fireplace and with a useful walk-in wardrobe with fitted shelving and hanging rails. Door leading to:-

Lobby: With double storage cupboard off and doors leading to:-

EN-SUITE: With tiled flooring and an impressive free-standing rolltop bath with claw and ball feet, mixer tap and shower attachment over. Substantial tiled shower with glass screen door, WC and Heritage wash hand basin with storage above and below. Heated towel rail, dado rail running throughout with tongue-and-groove panelling and twin sash windows overlooking the garden.

DRESSING ROOM: A versatile area with a cleverly designed occasional bed and a range of fitted wardrobes and access onto the rear staircase.

BEDROOM 2: A further double bedroom with exposed floorboards and twin sash windows overlooking the garden and countryside beyond. Cast-iron Victorian feature fireplace.

BEDROOM 3: A further double bedroom with an outlook to the front and a useful storage cupboard off.

BEDROOM 4: Accessible from the landing and interconnecting into bedroom 2 and an outlook over the garden.

BATHROOM: Containing a tongue-and-groove panelled bath with shower over, WC and a pedestal wash hand basin.

Outside

The property is approached via a private driveway which provide plenty of **OFF-ROAD PARKING** and is enclosed by a five-bar gate. A further five-bar gate provides access down a grass track alongside the river itself with a number of mature trees. Wrought-iron gates and an arbour covered with wisteria leads into the garden while the track also continues onto a:-

DOUBLE CARTLODGE: With one open fronted bay and one closed, power and light connected. A further area of brick paviour hardstanding provides additional parking or a useful area for the storage of machinery which lies adjacent to an:-

OUTBUILDING: A versatile outbuilding clad in traditional black stained weatherboarding beneath a pantile roof and with an oak frame. A **DOUBLE GARAGE** benefits from twin sets of double doors and there is also the additional benefit of a **WORKSHOP** and **GARDEN STORE**.

To the rear of the outbuilding is a private and secluded stone paved terrace providing a sheltered area of seating adjacent to which stands an external timber staircase which leads up to a:-

STUDIO: With power and light connected and a wood burning stove in one corner. This area offers the potential to be used in a variety of different ways including as an artist's studio or hobbies room. Four skylights allow for plenty of natural light.

The land continues with an additional stable/field shelter (one open bay, one closed) and onto a superb low-lying paddock with a significant expanse of lawn which is enclosed by the River Stour and numerous beautiful specimen trees. Outstanding views can be enjoyed of Melford Hall and The Holy Trinity church from the vast majority of the land. A staggering array of wildlife and plant life can be seen throughout the grounds including a magnificent willow tree and liquidambar tree.

The property's formal gardens are beautifully kept with an expanse of lawn interspersed with a number of well-stocked colourful flowerbeds, stone paving adjacent to the property itself which includes a lovely covered veranda.

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

EPC RATING: Exempt – Listed.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber framed.

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.

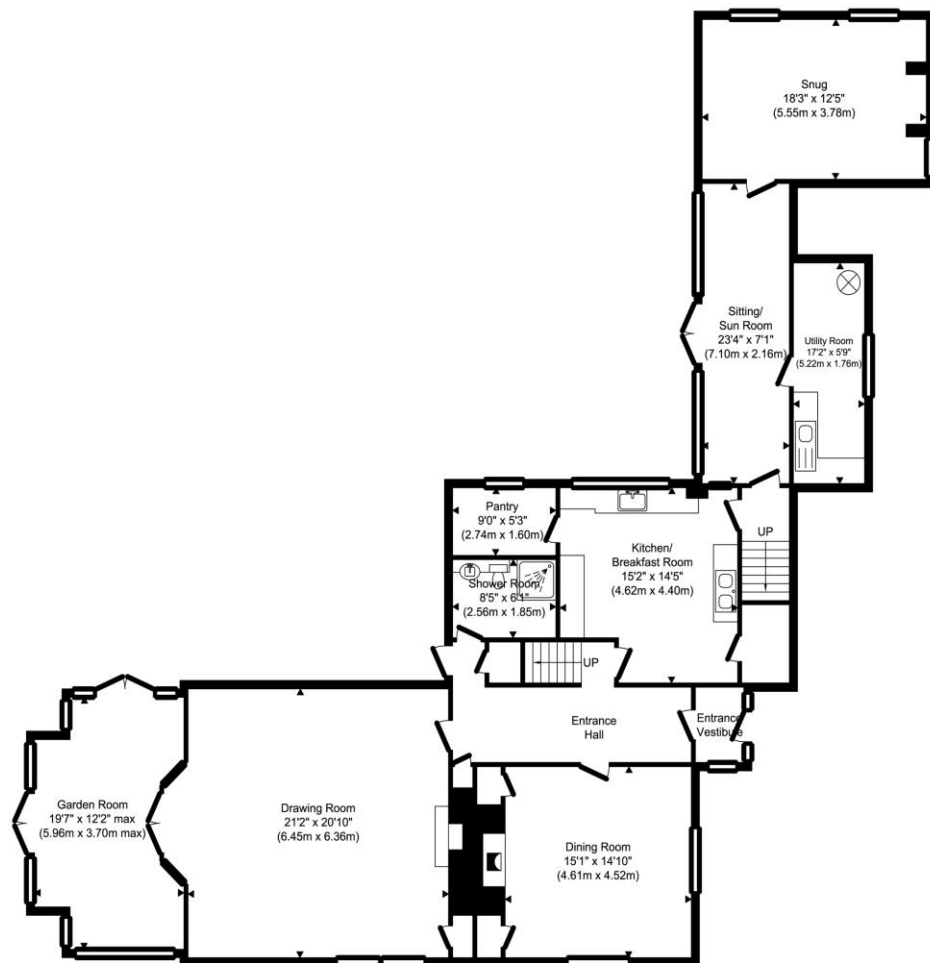
VIEWING: Strictly by prior appointment only through DAVID BURR.



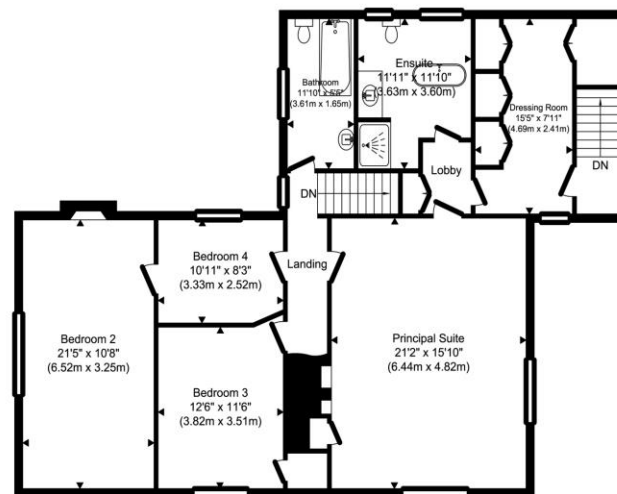


Offices at:

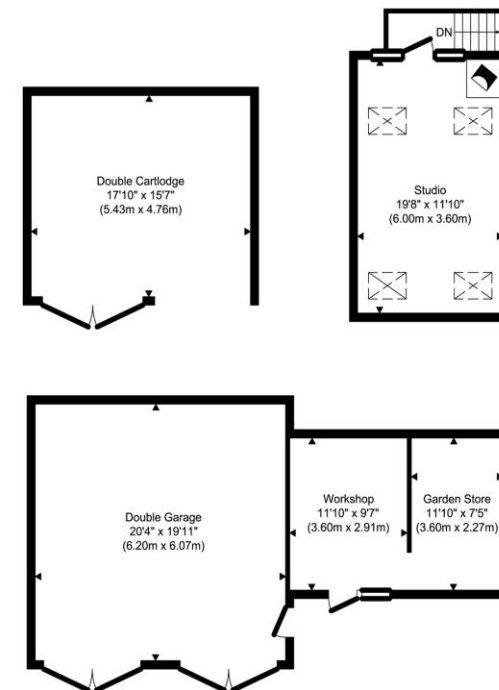
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Ground Floor
Approximate Floor Area
2027.70 sq. ft.
(188.38 sq. m)



First Floor
Approximate Floor Area
1276.49 sq. ft.
(118.59 sq. m)



Outbuildings
Approximate Floor Area
1124.18 sq. ft.
(104.44 sq. m)

TOTAL APPROX. FLOOR AREA 4428.38 SQ.FT. (411.41 SQ.M.)
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