



**Willow House, 44a High Street,  
Long Melford, Suffolk**

**DAVID  
BURR**







# WILLOW HOUSE, 44A HIGH STREET, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9BD

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).

An individual five-bedroom detached house with large west-facing garden with views over Kentwell Hall grounds. Set back from the High Street, Willow House has ample off-road parking and an integral garage with en-suites to two bedrooms and three generous reception rooms.

## A five-bedroom detached house with a west-facing garden, garage and ample off-road parking.

**ENTRANCE VESTIBULE:** A covered space with frosted glass panel door leading to:-

**ENTRANCE HALL: 14'10" x 9'1"** (4.52m x 2.77m) An inviting space with open staircase leading to first floor with space for shoes and coats as well as understairs storage. This is a central room with doors leading to:-

**SITTING ROOM: 24'4" x 11'7"** (7.42m x 3.53m) This room stretches from front to rear with large bay window to the front and French glass panel doors leading to rear garden terrace with pretty views over rear garden beyond. Your attention in this room is immediately drawn to the stone fireplace with stone mantel and hearth with gas effect coal fire.

**KITCHEN/DINING ROOM: 14'11" x 18'** (4.54m x 5.48m) Recently upgraded to a high standard with a matching range of base and wall level units with polished granite worksurfaces incorporating a stainless steel sink with Quooker tap over. Integrated NEFF double electric combination oven, integrated dishwasher, refrigerator and freezer. Island offering further storage and an induction hob with extractor fan over. Plenty of room for a dining table and chairs adjacent to sliding doors with an attractive view over the garden.

**UTILITY ROOM:** Fitted with matching units to the kitchen with wood effect worktop and tile splashback with space for a washing machine and integrated sink with mixer tap and drainer unit. From this room there is a side access door which can provide access to both the front and rear with service door leading to garage.

**STUDY: 8'11" x 6'6"** (2.72m x 1.98m) Fitted with a range of bespoke shelving and cupboard units with a thick wood effect worktop and window overlooking the rear garden terrace.

**CLOAKROOM:** Wash hand basin with vanity unit, WC and heated towel rail.

### First Floor

**GALLERIED LANDING: 13'2" x 9'1"** (4.01m x 2.77m) Large understairs storage cupboard with window overlooking the rear garden. This is a central room with doors leading to:-

**MASTER BEDROOM: 11'5" x 11'4"** (3.48m x 3.45m) A double aspect room with countryside views with an opening leading to a **DRESSING ROOM** which is fitted with a range of useful cupboards with hanging rail and shelving.

**EN-SUITE:** A three-piece suite consisting of a WC, walk-in shower cubicle with attractive tile surround, wash hand basin with mixer tap and vanity unit with granite surround.

**BEDROOM 2: 11'8" x 11'0" (max)** (3.56m x 3.35m) A generous second bedroom with countryside views and triple mirror fronted wardrobes providing ample storage.

# WILLOW HOUSE, 44A HIGH STREET, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9BD

**BEDROOM 3: 9'5" x 8'8"** (2.87m x 2.64m) A charming room currently used as a hobbies room with pretty views over the rear garden and Kentwell Hall grounds beyond.

**FAMILY BATHROOM:** A four-piece suite consisting of a large panel bath with tile surround, overhead shower and shower screen, close coupled WC, pedestal wash hand basin and bidet.

## Second Floor

**LANDING:** Large walk-in cupboard and double doored eaves cupboard with further doors leading to:-

**BEDROOM 4: 11'11" x 11'5"** (3.63m x 3.48m) A wonderfully light room with large Velux window at eyelevel offering views over the garden and Kentwell Hall grounds beyond. This room is fitted with three wardrobes with hanging rail and shelving as well as an eaves storage cupboard.

**BEDROOM 5: 11'11" x 11'9"** (3.63m x 3.58m) Double eaves storage cupboard and useful alcoves for other bedroom furniture with wonderful views overlooking the rear garden and door leading to:-

**EN-SUITE:** A three-piece suite consisting of a close coupled WC, walk-in shower cubicle with attractive tile surround, wash hand basin with vanity unit and heated towel rail.

## Outside

To the front of the property you will find a large block paved drive that provides ample **OFF-ROAD PARKING** for at least half a dozen cars with a charming brick and flint wall providing the front boundary with low maintenance well-established shingle borders with a range of seasonal flowers, shrubs and hedges. The block paved drive in turn provides access to the:-

**GARAGE: 19'2" x 8'6"** (5.84m x 2.59m) With up-and-over door. The garage is longer than the average garage with space for a car as well as storage and possibly workshop. Power connected.

To the immediate rear of the property you will find a large terrace seating area which is a great space for entertaining and to enjoy the afternoon sun with the rest of the garden being predominantly laid to lawn with well-established borders of shrubs, trees and seasonal flowers. To the rear of the property you will find a shingle seating area with raised beds for vegetable garden and **POTTING SHED**.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating. **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:** F

**TENURE:** Freehold

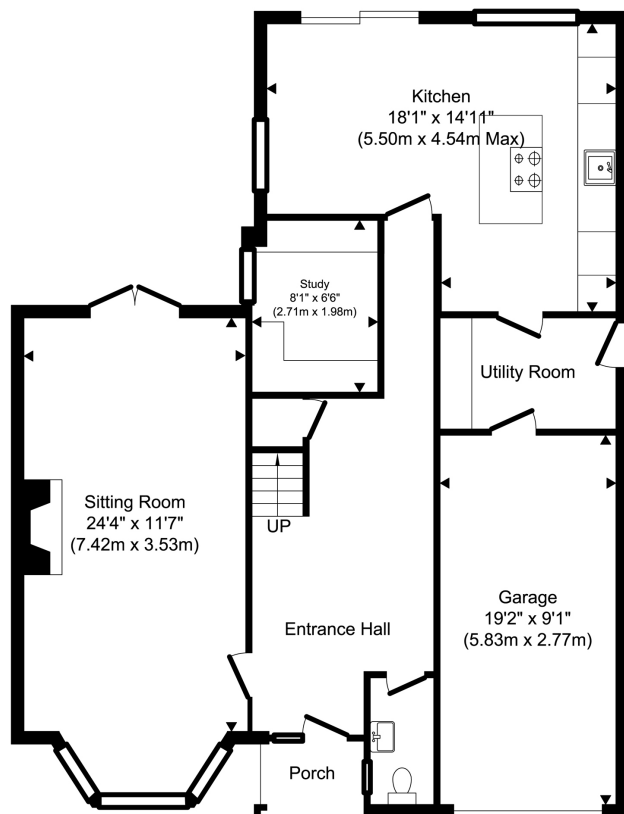
**WHAT3WORDS:** <https://what3words.com/tiger.imprints.wardrobe>

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

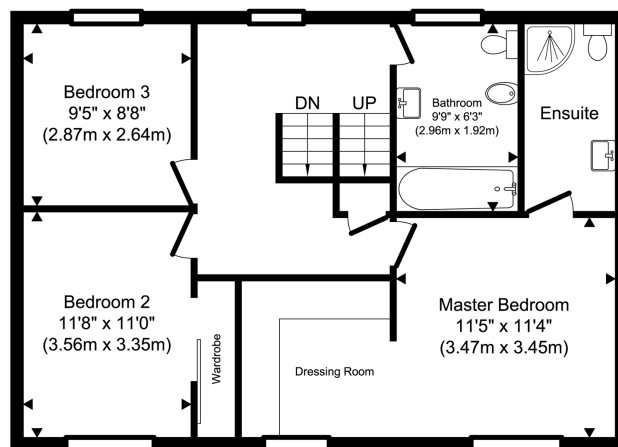
**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. 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.



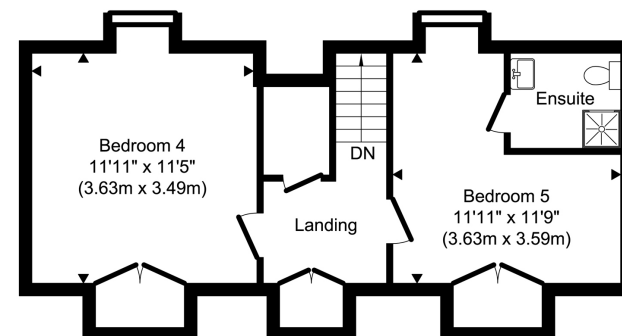
# WILLOW HOUSE, 44A HIGH STREET, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9BD



Ground Floor  
Approximate Floor Area  
999.00 sq. ft.  
(92.80 sq. m)



First Floor  
Approximate Floor Area  
664.00 sq. ft.  
(61.70 sq. m)



Second Floor  
Approximate Floor Area  
367.00 sq. ft.  
(34.10 sq. m)

TOTAL APPROX. FLOOR AREA 2031.00 SQ.FT. (188.70 SQ.M.)  
Produced by [www.chevronphotography.co.uk](http://www.chevronphotography.co.uk) © 2025



