



**Gable Barn,
Long Melford, Sudbury, Suffolk**

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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).

This exceptional home occupies a lovely position on the outskirts of the village ideally placed for countryside walks in one direction and amenities in the other. The versatile accommodation is over three floors and retains considerable character throughout (exposed beams, fireplaces, high ceilings etc) and is further complemented by off-road parking and a charming south-facing garden.

An exceptionally characterful home on the edge of a desirable Suffolk village offering countryside views

ENTRANCE HALL: An inviting area with a high timbered ceiling and a leaded glass window providing a view over the garden. Exposed stud work, further leaded glass window, staircase to first floor and an oak door leading to the staircase which in turn leads to the lower ground floor.

KITCHEN/BREAKFAST ROOM: 4.11m x 3.86m (13'6" x 12'8") Finished with a tiled floor, exposed beams and an extensive range of solid wood handmade units, thick granite worktops, matching island unit, double butler sink and period style fittings. Space for a large range cooker and American style fridge/freezer. Integrated dishwasher. Opening to:

LIVING/SUN ROOM: 5.94m x 2.34m (19'6" x 7'8") Linking well with the kitchen/breakfast room and forming an ideal day room with an attractive tiled floor and 19ft wide wall of glass providing views over the garden and double doors opening to a terrace.

PRINCIPAL SUITE: 5.31m x 3.07m (17'5" x 10'1") With large leaded glass window providing natural light, views over the garden and lane. Exposed ceiling timbers, Oak door and flooring. Further oak door to:

EN-SUITE: Finished with a large double shower cubicle, WC and wash hand basin. Heated towel rail and tiled floor.

GUEST SUITE: 4.65m x 3.05m (15'3" x 10'0") A light room with field views, an oak floor and a thick oak door to:

EN-SUITE: With a charming roll top bath and claw foot bath, fully tiled shower cubicle, WC and wash hand basin.

Lower Ground Floor

HALL: Useful storage cupboards and doors to:

LAUNDRY ROOM: 2.97m x 2.57m (9'9" x 8'5") A useful room with a tiled floor, fitted granite style worktop and integrated sink unit with mixer tap over. Plumbing for water softener and washing machine. Space for tumble dryer. High pressure water tanks and oil-fired boiler.

BEDROOM 3: 3.89m x 2.92m (12'9" x 9'7")

BEDROOM 4: 4.11m x 2.69m (13'6" x 8'10") With a walk-in wardrobe.

BEDROOM 5: 4.60m (to front of wardrobes) x 3.00m (15'1" (to front of wardrobes) x 9'10") A versatile space that would make an ideal studio, gym, playroom etc.

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SHOWER ROOM: Large fully tiled shower cubicle, WC and wash hand basin. Heated towel rail.

First floor

DRAWING ROOM: 9.47m x 7.42m (into recess) (31'1" x 24'4") A simply stunning room with the ceiling height approaching 20ft and including exposed beams and timbers throughout. Particularly attractive floor to ceiling chimney breast with inset log burning stove and oak bressumer. An oak floor runs throughout and walls of glass take full advantage of the countryside view in one direction and the roofscape view of Long Melford in the other. There is a useful storage area, staircase to a mezzanine area and double doors opening to the Roof Terrace.

CLOAK ROOM: WC and wash hand basin

MEZZANINE: 5.03m x 2.97m (max) (16'6" x 9'9" max) A versatile space with a lovely view over the drawing room, exposed beams, oak flooring and fitted book shelving. Currently utilised as a study/library and occasional bedroom.

ROOF TERRACE: 6.20m x 2.44m (20'4" x 8'0") This L shaped private area has an almost Mediterranean feel and with its south west facing aspect it is ideally placed to not only take advantage of the fabulous views, but the afternoon/evening sun.

Outside

There is a brick paved drive providing **PARKING**. The south west facing rear garden has been designed with low maintenance in mind and enjoys total privacy, ideally placed to catch the afternoon/evening sun. The large terrace is complemented by raised landscaped areas with established trees and shrubs providing greenery. There is a useful outbuilding that is currently utilised as a **small office** and has light, power and telephone point.

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

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

CONSTRUCTION TYPE: Brick

WHAT3WORDS: limelight.premiums.plausible

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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