



DAVID  
BURR

**The Ballroom, Foxearth Road,  
Liston, Essex**



# THE BALLROOM, FOXEARTH ROAD, LISTON, ESSEX, CO10 7HT

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.

A beautiful detached period country house which was formerly the ballroom for the hall adjacent, situated in a wonderful secluded location amidst open countryside. The property contains characterful accommodation which includes a drawing room, kitchen and dining room/garden room with a ground floor en-suite bedroom, two further first floor double bedrooms and an additional bathroom. There is the further benefit of a driveway, double garage and superb grounds which measure approximately 1 acre.

## **A detached former ballroom converted into characterful accommodation with generous gardens in a stunning rural location.**

Front door leading to:-

**ENTRANCE HALL:** An attractive entrance with limestone flooring, space for coats and shoes and twin sash windows allowing for plenty of natural light. Door leading to:-

**SITTING ROOM:** A magnificent reception room, previously the ballroom for the hall adjacent with tall ceilings, exposed wooden floorboards and four tall sash windows with beautiful views over the grounds and towards open countryside. Wood and glass double doors opening onto the gardens and plenty of space for seating arranged around a fantastic central marble fireplace. Doors leading to:-

**GARDEN/DINING ROOM:** With engineered oak flooring, plenty of space for a dining table and chairs and a range of uPVC windows with double doors opening onto the garden. Opening leading to:-

**KITCHEN:** With a continuation of oak flooring and a contemporary range of base and wall level cupboards with Quartz worksurfaces incorporating a one-and-a-half ceramic sink with mixer tap above. Integrated Candy dishwasher, free-standing American style Fisher and Paykel fridge/freezer

and a DeLonghi Range cooker with five-ring gas hob, tiled splashback and extractor fan above. Stable door opening onto the gardens and sash window with a pretty view.

**BEDROOM 1:** A superb ground floor double bedroom with oak flooring and a double-glazed sash window with a beautiful view towards Long Melford across neighbouring countryside.

**EN-SUITE:** Containing a corner shower with glass sliding doors and a rainfall style showerhead and additional attachment below. WC, Savoy pedestal wash hand basin and two heated towel rails.

**UTILITY CUPBOARD:** Containing a washer/dryer and additional storage.

### **First Floor**

**LANDING:** With exposed floorboards and window with a far-reaching view, **store room** off and doors leading to:-

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**BEDROOM 2:** With exposed timbers, vaulted ceiling and a triple aspect outlook.

**BEDROOM 3:** A further double room with a pretty outlook over the gardens.

**BATHROOM:** Containing a corner shower, bath with tiled surround and wood panelling, WC, pedestal wash hand basin and a heated towel rail.

## Outside

The Old Ballroom is accessed via a long driveway serving just two dwellings. The approach expands onto a private gravel driveway which provides **OFF-ROAD PARKING** and leads onto a:-

**GARAGE:** With power and light connected and a personnel door to the side.

The property's gardens have been beautifully kept and contain sweeping expanses of lawn interspersed with many mature trees, hedging and colourful flowerbeds. A stone paved terrace sits adjacent to the property itself providing an attractive area of seating with a separate enclosed orchard.

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

## AGENT'S NOTES

Potential tenants should be aware that the weatherboarded outbuilding is not included as part of the tenancy.

The property is offered on a part-furnished basis. For further information please contact the office.

This property is professionally managed by David Burr in Long Melford.

**EPC RATING:** F – Exemption registered (listed)

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

**COUNCIL TAX BAND:** E.

**PRICE:** £1,800 pcm

**DEPOSIT:** £2,076.92

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

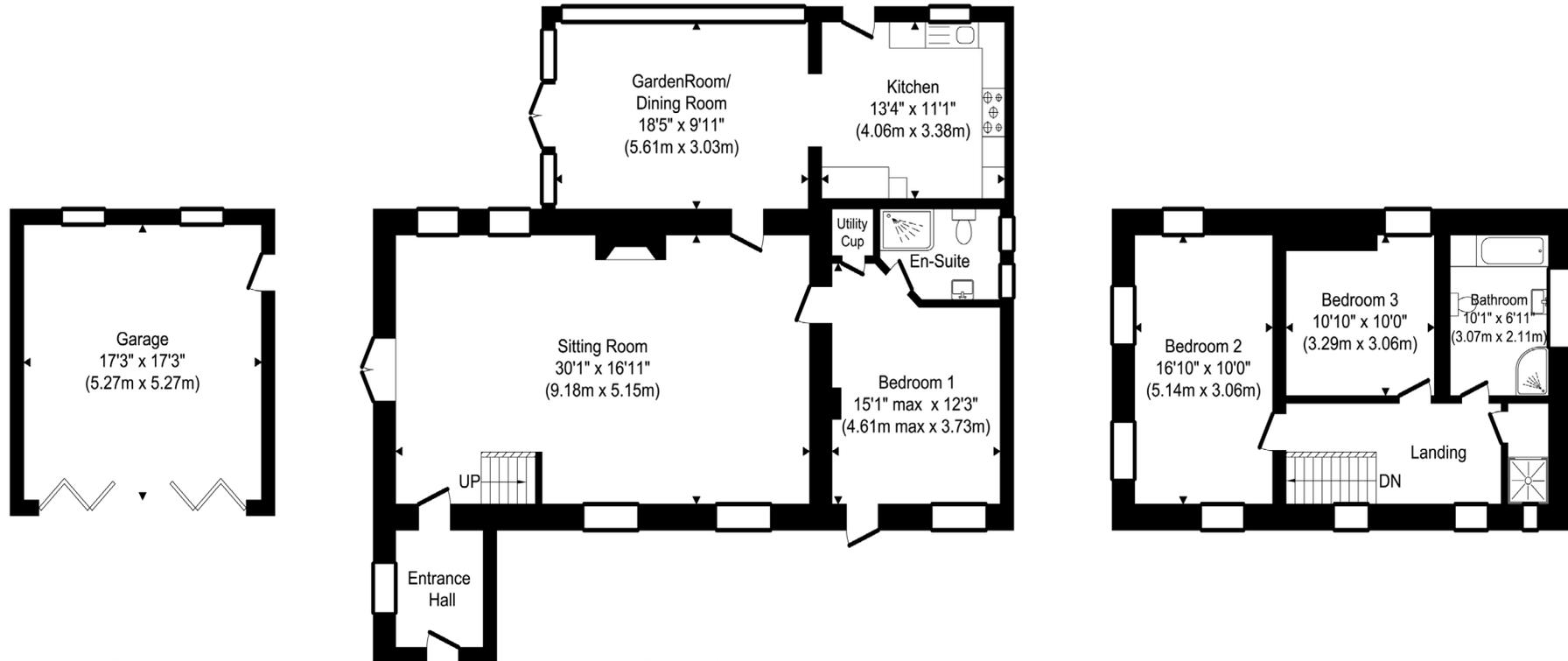
**CONSTRUCTION TYPE:** Brick.

**WHAT3WORDS:** folk.bracing.geese

**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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Garage  
Approximate Floor Area  
298.91 sq. ft.  
(27.77 sq. m)

Ground Floor  
Approximate Floor Area  
1237.63 sq. ft.  
(114.98 sq. m)

First Floor  
Approximate Floor Area  
508.81 sq. ft.  
(47.27 sq. m)

TOTAL APPROX. FLOOR AREA 2045.35 SQ.FT. (190.02 SQ.M.)  
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