



**Melford Place,
Long Melford, Suffolk**

DAVID
BURR



MELFORD PLACE, LITTLE ST MARYS, LONG MELFORD, SUFFOLK, CO10 9LG

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 extremely rare opportunity occupy one of Long Melford's finest residences which comes to the market for the first time in generations. The property has just undergone a thorough programme of complete refurbishment and improvement and now provides substantial accommodation over two levels with the further benefit of a cellar on the lower ground floor. A sitting room, drawing room and dining room a complemented by a newly installed kitchen/breakfast room, a utility/boot room and cloakroom. An outstanding feature of the Chapel is also included with a galleried area above, showcasing some outstanding original period features and impressive ceiling height. On the first floor, four bedrooms are served by three bathrooms (two en-suites) as well as a study. Outside, the property benefits from extensive parking as well as extensive gardens which measure in the region of 1.5 acres and include areas of lawn and walled gardens as well as useful outbuildings.

A detached four bedroom detached house of considerable standing within close proximity to the amenities of Long Melford with impressive gardens, a range of outbuildings and newly refurbished, high quality accommodation.

Front door leading to:-

ENTRANCE HALL: With vinyl wood effect flooring, sash window overlooking the gardens and arranged into two areas with access to the cellar and the chapel and with impressive staircase to first floor. Double doors leading to:-

SITTING ROOM: A particularly light room with a fine feature fireplace with mellow red brick surround and herringbone brick hearth and inset wood burning stove. Substantial oak bressummer, sash window overlooking the gardens and door leading into:-

DRAWING ROOM: An impressive and well-proportioned dual aspect reception room with double doors opening onto the garden and a fine view over neighbouring meadowland.

DINING ROOM: Also with wood effect vinyl flooring and sash window allowing for plenty of natural light.

KITCHEN/BREAKFAST ROOM: Brand newly fitted to a high standard with a matching range of base and wall level cabinets with wood worksurfaces incorporating a one and a half ceramic sink with faucet tap above and drainer to side and a four-ring induction Bosch hob with Bosch extractor fan over. Integrated appliances include double Bosch electric combination oven, Bosch dishwasher and full-height refrigerator and freezer. Extensive storage throughout including two sliding larder cupboards, deep pan drawers and a central island with wood work surface and breakfast seating. Dual aspect outlook over the gardens.

UTILITY/BOOT ROOM: With tiled flooring and a door opening onto the garden. Space and plumbing for a washing machine and space for tumble dryer. Further range of base and wall units with wood work surfaces incorporating a stainless-steel sink with mixer tap above and drainer to side.

CLOAKROOM: Containing a W.C. and a vanity suite as well as a chrome heated towel rail.

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CHAPEL: An outstanding room of considerable historical importance with numerous original features and tall leaded windows.

First Floor

LANDING: A particularly bright area with numerous windows overlooking the gardens, substantial double storage cupboard off and with doors leading into:

BEDROOM 1: A well-proportioned double bedroom with views over the garden and a door leading to:-

EN-SUITE: Containing shower with glass screen door, rainfall style shower head and additional attachment below. W.C., vanity suite, heated mirror and chrome towel rail.

BEDROOM 2: A further double bedroom with view over the gardens and neighbouring meadowland and door leading to:-

EN-SUITE: Containing a tiled shower cubicle, rainfall style shower head and additional attachment below. W.C., vanity suite, and chrome towel rail.

BEDROOM 3: A particularly light dual aspect double bedroom with views over the grounds.

BEDROOM 4: A further double bedroom with lovely view.

FAMILY BATHROOM: With double width shower cubicle with rainfall style shower head and additional attachment below and a separate double ended contemporary bath with mixer tap over. W.C., vanity suite, chrome heated towel rail and heated mirror.

STUDY: A useful area with fitted storage cupboard off and door leading into:-

GALLERY: Overlooking the chapel below and with impressive original features.

Lower ground floor

CELLAR: Providing a versatile area of storage and with lighting connected.

Outside

The property is accessible through wrought iron gates which open onto an area of parking for numerous vehicles. The driveway forks left and right. To the left is a further area of parking.

The property's gardens are mature and abut open meadows to the rear with a fine west-facing view. Areas of lawn are bordered in large part by mature hedging. There is a range of useful outbuildings including **STABLES** and various storage bays. To the side and front of the property is a beautiful area of private walled garden with a number of mature fruit trees.

Agent's notes:

Potential tenants should be advised that the gallery area above the chapel poses a fall risk to tenants, and in particular children. The door to the gallery is fitted with a lock for security. Tenants use this area entirely at their own risk and accept full responsibility for doing so and neither David Burr, nor the landlord, can accept any liability whatsoever for any harm to occupants arising as a result of misuse or negligence of/at the property. A gardener will be attending the property regularly to keep the grounds maintained.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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

EPC RATING: Exempt – Grade II Listed

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LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: TBC

PRICE: £3,000 per calendar month

DEPOSIT: £3,461.53

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.

WHAT3WORDS: heats.grain.signature

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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Long Melford, Sudbury, CO10

Approximate Area = 3,260sq ft / 302.8sq m (excludes boiler room)

Outbuilding = 1126 sq ft / 104.6 sq m

Total = 3,800sq ft / 351.89sq m

For identification only - Not to scale







