



**Beverley Cottage,
Long Melford, Suffolk**

DAVID
BURR

Beverley Cottage, Hall Street, Long Melford, Sudbury, Suffolk, CO10 9JL

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 charming cottage is situated in the heart of the highly regarded village of Long Melford and recently converted into a luxury one bedroom cottage, with two reception rooms, cellar and private westerly facing garden. This property is being offered with **NO ONWARD CHAIN**.

SITTING ROOM: A solid wooden door with obscured glass brings you to this elegant room with sash window to the front, exposed timber and door leading to:

DINING ROOM: A generous second reception room with window overlooking the rear garden, exposed timber, stairs leading to the first floor and door leading to:

KITCHEN: The kitchen is fitted with a number of shaker style storage cupboards with a wood effect worktop and metro tiled splashback with casement window overlooking the rear garden. Integrated appliances include a stainless steel butler style sink with mixer tap, oven with gas hob and extractor above, washing machine and a low-level fridge/freezer. Door leading to:

CELLAR: This is a particularly useful room with generous ceiling height and could be fully tanked to create a further bedroom/reception room.

First Floor

MASTER SUITE

LANDING EN-SUITE: Large sash window offering views across the rear garden fills this room with natural light, with a range of low-level shaker style cupboards, providing useful storage with wood effect worktop above, incorporating a contemporary sink with mixer tap and a close coupled WC. From here, a solid wooden door leads you to the **BEDROOM** with a large

sash window offering pretty views over Hall Street, space for a large double bed as well as other bedroom furniture with a roll top bath set to one side, with central mixer tap and handheld shower.

Outside

To the immediate rear of the property is a shingled terrace seating area being of great space for entertaining, with the garden landscaped for low maintenance with a high quality artificial grass and picket fence boundary.

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

EPC RATING: TBC. 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: TBC.

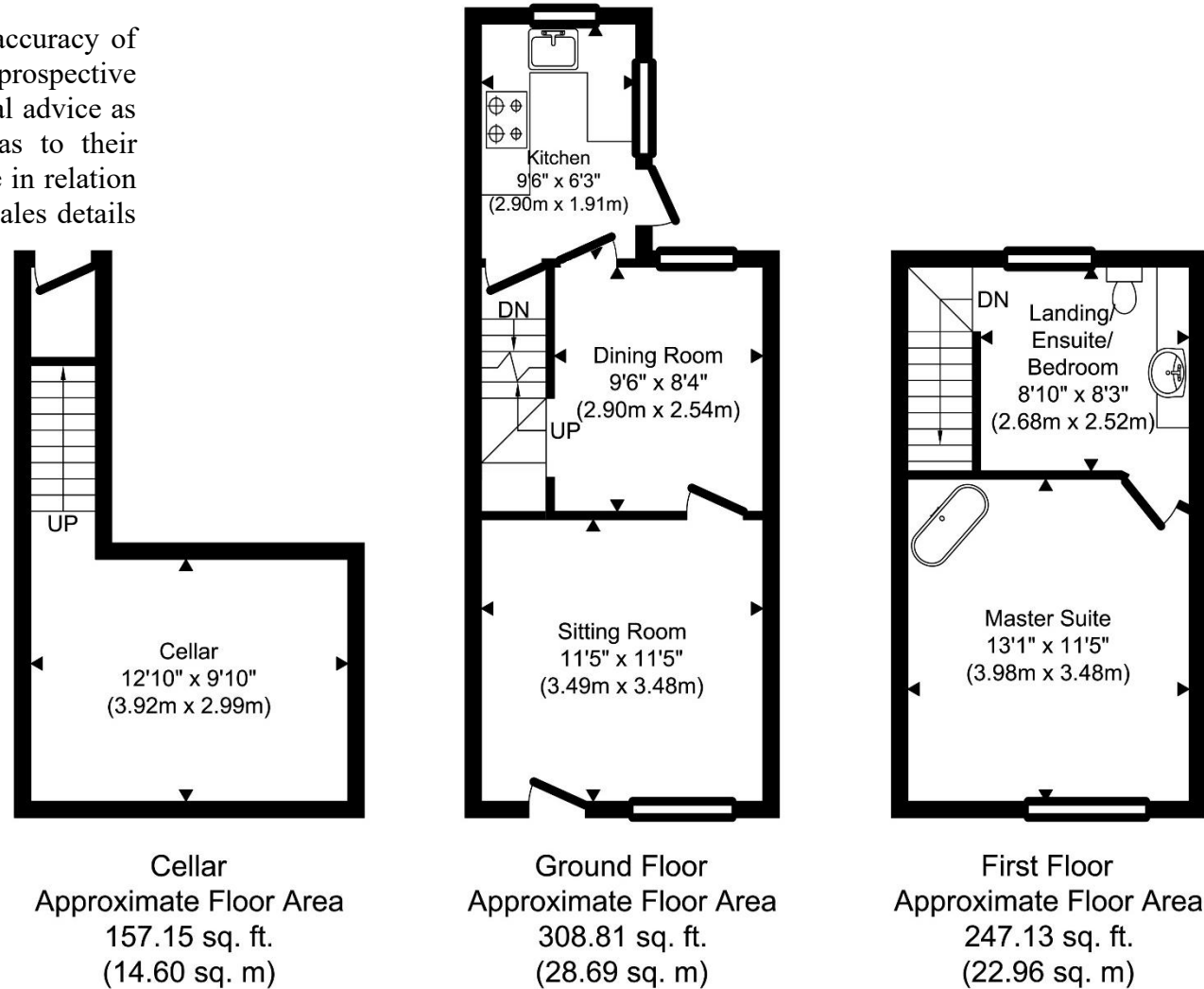
TENURE: Freehold

WHAT3WORDS: ///grunt.dates.delved

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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.



TOTAL APPROX. FLOOR AREA 713.10 SQ.FT. (66.25 SQ.M.)

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