



3 Hasells Courtyard, Westgate Street, Long Melford, Suffolk CO10 9DR

A spacious, three-bedroom, end-terrace cottage overlooking beautiful courtyard gardens and within walking distance of local shops.

Entrance Hall

**Downstairs
Shower Room**

Sitting Room

Dining Room

Kitchen

**Two Double
Bedrooms**

Bathroom

Garage

Patio Garden

**150 year Lease
(from 1983)**

No Ground Rent

55+ Age Covenant.

The Property

Hasells Courtyard is an attractive and spacious south facing three-bedroom cottage with patio garden and garage.

The entrance lobby leads to the light and spacious sitting room which opens into the dining room. The dining room has French doors leading to the private patio garden, with paved sitting area and adjacent borders. The kitchen has a range of fitted units with built-in electric hob and Bosch oven. There is also a freestanding dishwasher, washing machine and fridge/freezer which are all included in the sale. There is also access to the patio garden from the kitchen.

Off the hallway leading to the first floor is a cloakroom/shower room. On the first floor there are three double bedrooms all with built in wardrobes. The master bedroom is double aspect. The loft access is in bedroom 2, via a folding ladder, providing useful extra storage. The third bedroom is currently used as a study. There is also a family bathroom.

There is electric storage heating and double glazing throughout. A single garage, with light and power, is located in a block nearby.

Offers Over : £245,000 (Leasehold)

Directions to Hasells Courtyard

Take the A131 (Melford Road) north from Sudbury and after about a mile at the junction with the A314 the road forks and bear left into the Sudbury Road. Continue along the B1064 which leads into Station Road, then Southgate Street, and then Hall Street.

After you pass through the village with Melford Hall on your right fork left into Westgate Street and Hasells Courtyard will be found in a short distance on your right

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01787 313828 / 07387 313828 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



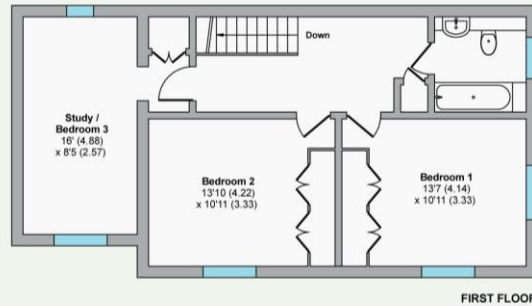
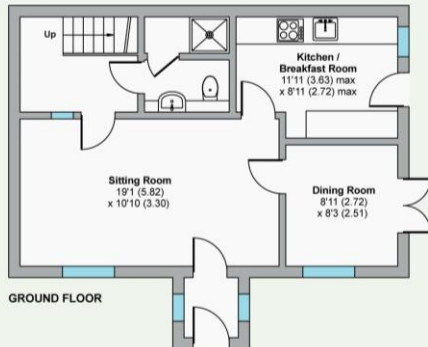
Bedroom 1



Bedroom 2



Bathroom



Rear with garden

Approximate Gross Internals: 110 m² / 1189 ft² Service Charge: £ 9,850 pa

Energy Performance Rating: E

Council Tax Band: E

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Hasells Courtyard

Hasells Courtyard comprises a small cluster of cottages around a central lawn with pretty flowerbeds. The buildings are in a traditional Suffolk style, with finely-detailed brick, rendered elevations and pantile roofs.

Long Melford, with its long high street and thatched houses, is well known for its antique shops and also has plenty of good restaurants, hotels and a good-sized supermarket. Its famous village green is only a short walk from the estate, as is one of the country's finest parish churches, the Holy Trinity Church, with its Lady Chapel and almshouses. The village's historic wealth, generated by the wool trade, is emphasised by having two stately homes: Kentwell Hall, a moated Tudor mansion, and Melford Hall, a fine Elizabethan house, both open to the public and host to many interesting events during the year. Nice walks are plentiful, with footpaths criss-crossing the surrounding fields, and there are two local golf clubs. The large towns of Bury St Edmund's, Ipswich and Colchester are also only a short drive away.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



9 PROPERTIES
BUILT 1983



ESTATE
MANAGER



GARDENER



LAUNDRY
FACILITY



The Central Lawn



Long Melford High Street



Holy Trinity Church



Melford Hall

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170 E: property@cognatum.co.uk

www.cognatum.co.uk

Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

