



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

A spacious, two-bedroom 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

Upstairs Shower room

Garage

Patio Garden

150 year Lease (from 1983)

No Ground Rent

55+ Age Covenant.

The Property

5 Hasells Courtyard is a well presented two-bedroom cottage with enclosed patio garden and garage situated within landscaped grounds.

Upon entering the property there is a light hallway leading to both the useful downstairs shower room and through to the large, light and airy open plan sitting and dining room.

The spacious rooms allow ample space for entertaining with views over the estate's courtyard. The dining room has direct access through French doors to the properties private, enclosed patio garden.

The kitchen is fully fitted with a range of units and integrated appliances such as the hob and oven; there is space for a freestanding washing machine.

Upstairs the property has two large double bedrooms both benefiting from built in storage space. There is also a family shower room located on the landing.

There is electric storage heating and double glazing throughout, and a partially boarded loft accessed via a folding ladder, provides useful extra storage

A single garage, with light and power, is nearby.

Guide Price: £239,995 (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



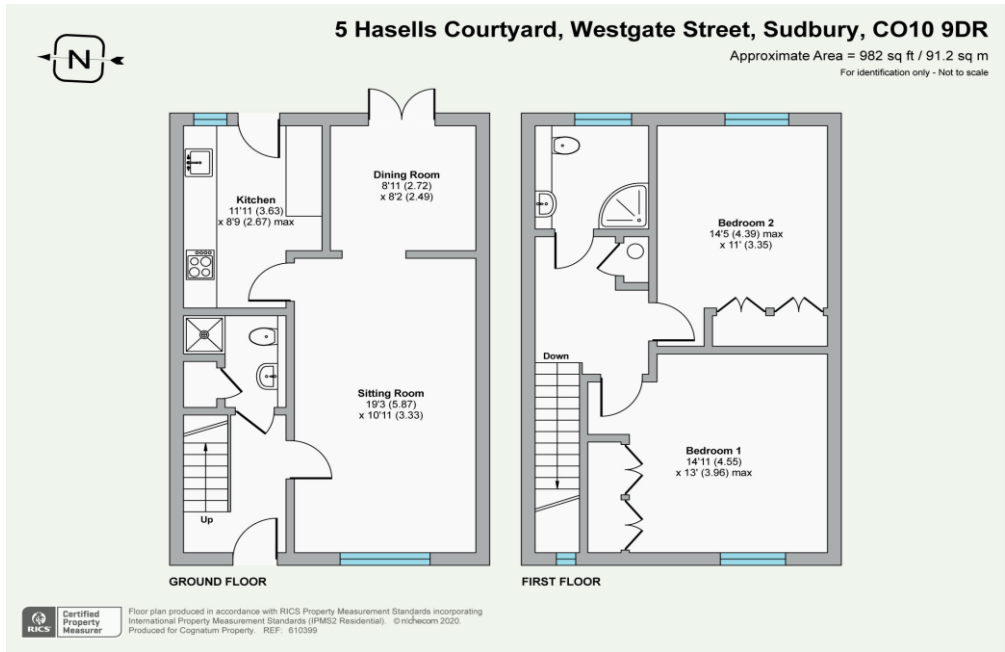
Bedroom



Bedroom



Shower Room



Rear with garden

Approximate Gross Internals: 92.1 sq m/ 992 sq ft Service Charge: £9850 pa Energy Performance Rating: D Council Tax Band: D

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

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PROPERTY

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