



PARK FARM COTTAGE

Liston



Essex



Chapman Stickels





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AN ATTRACTIVE GRADE II LISTED VICTORIAN HOUSE OCCUPYING A
TIMELESS RURAL SETTING

- Kitchen • Dining room • Sitting room • Rear hall • Loggia • Landing •
- Two double bedrooms • Single bedroom • Bathroom • Off-road parking •
- Lawns & formal gardens with natural pond • Timber cabin / summerhouse •
- Exceptional rural location • In all, 0.37 acres •

Long Melford - 1.5 miles / Sudbury - 3.5 miles / Bury St Edmunds - 16 miles





The Property

Located to the end of a 0.3-mile private drive, Park Farm Cottage arguably occupies one of the most scenic and unspoilt rural locations on the Essex / Suffolk border.

Chiefly built from brick with knapped flint flushwork, the cottage was formerly an ancillary dwelling to neighbouring Liston Hall.

The secluded rural setting is perhaps the property's key attribute, where arable farmland defines the entire northern and eastern boundaries, with deciduous woodland beyond the southernmost aspect. Moreover, the immediate area is elevated, providing far-reaching views.

The principal access into the house is via an inviting timber framed loggia, which leads directly into the kitchen. The kitchen is fitted with hardwood work surfaces and numerous base and eye level units, as well as appliances which includes an electric range cooker, fridge-freezer and a washing machine.

The two principal reception rooms are to the front, both with fireplaces, where the main sitting room provides a log burner and a full height corner cupboard. The remaining ground floor consists of a further reception room to the rear, which gives access to the first floor.

The first floor provides two double bedrooms (where bedroom one is fitted with wardrobes to one wall) and a single bedroom, which are all served by a white suite bathroom with separate shower cubicle. Similarly to the ground floor, all rooms provide wonderful rural views to all aspects.

Surrounded by arable farmland and woodland, the cottage is set in about 0.37 acres which is approached over a large shingle driveway providing ample parking space. The well-maintained gardens consist of areas of lawn, interspersed with herbaceous and shrub borders, together with topiary box hedging, a pergola, and raised decking which extends under the dining loggia. Deciduous trees include ash and willow, where the latter abuts a large field pond towards the eastern boundary. A timber cabin / summerhouse is also included.

The cottage is set to the end of a private access road which serves just one neighbouring residential dwelling (Park Farm Barn) both having a formal right of way.

Agent's Notes

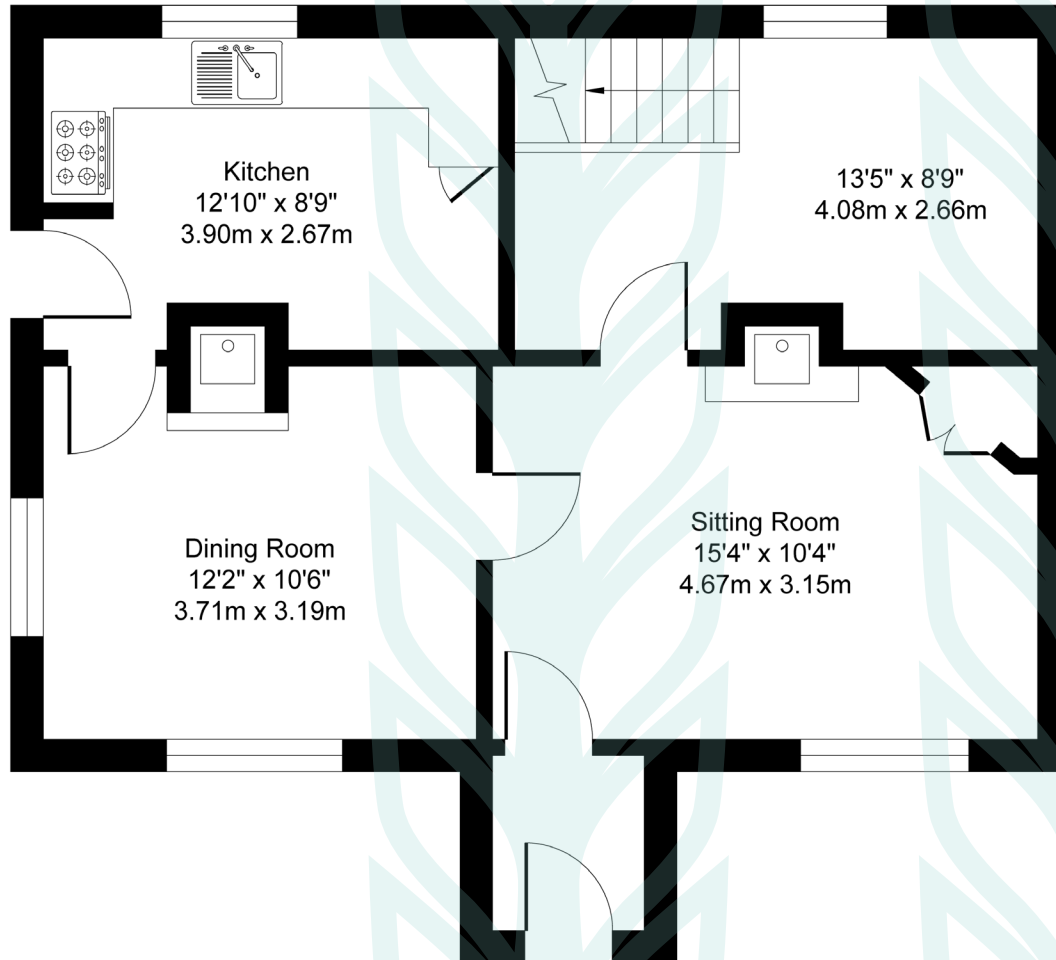
- 1. The property is currently let, and for the tenant's convenience, viewing appointments are restricted to Mondays only.
- 2. Some of the internal images are partially obscured to protect the privacy of the tenant's belongings.



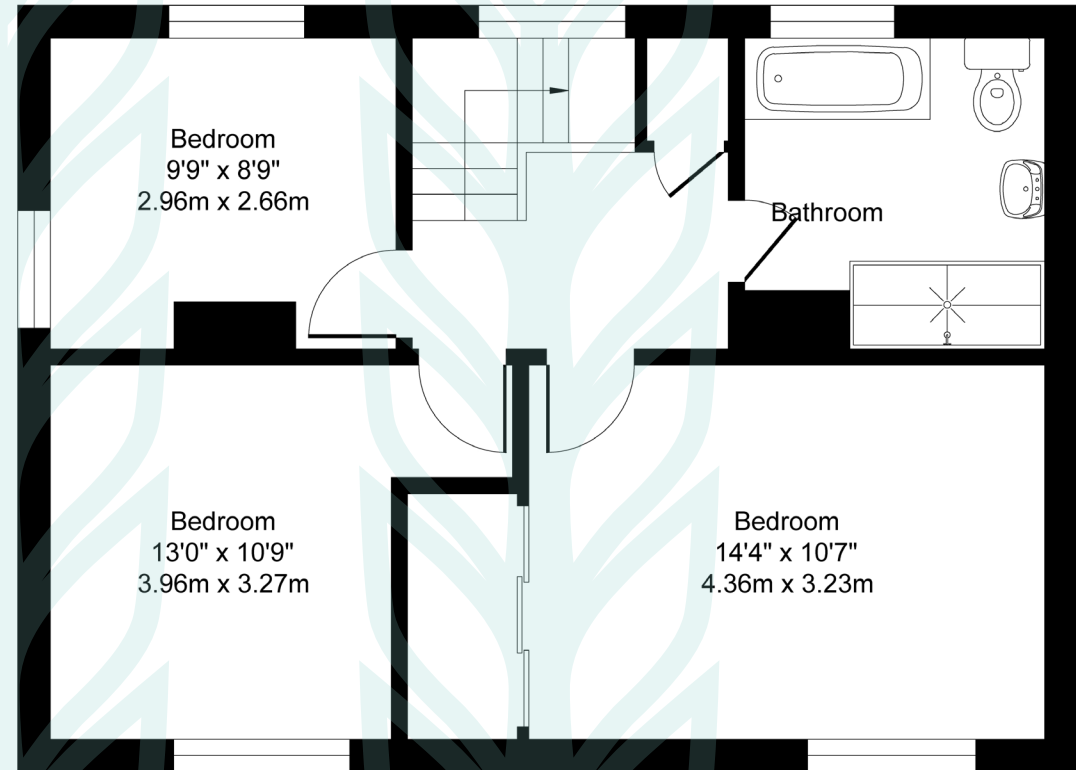


Park Farm Cottage, Liston Hall Road, Liston, CO10 7HT

Approximate Floor Area
Main House - 1123 sq. ft / 104.37 sq. m



Ground Floor



First Floor

Location

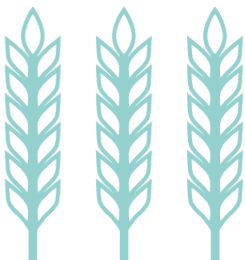
The rural parish of Liston is nestled amidst rolling countryside, whilst retaining convenient access to local road and rail links. The village of Long Melford is about 1 mile to the east, which provides a comprehensive range of amenities with the market town of Sudbury about 2.2 miles and providing a commuter rail link to London Liverpool Street Station

Services

Mains water and electricity are connected. Septic tank.
Oil fired heating.

Local Authority and Council Tax

Braintree District Council
Band D (2026)



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



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