Fey Cottage

Long Melford, Sudbury, Suffolk

DAVID
BURR

Fey Cottage, 14 Westgate Street, Long Melford, Sudbury, Suffolk, CO10 9DS

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 exceptional Grade II listed cottage occupying a highly desirable position a short walk from the village green. The property has been sympathetically restored and boasts a wealth of character features including inglenook fireplaces, leaded windows, herringbone brick flooring and exposed timbers. There are two bedrooms, a charming sitting room, well-appointed kitchen and a family bathroom. The property has the additional benefit of a south-west facing rear garden and ample unallocated off-road parking.

A charming character cottage with a south-west facing rear garden a short walk from village amenities.

Solid wood front door leading to:

SITTING/DINING ROOM: 4.8m x 3.71m **(15' 9" x 12' 2" maximum)** A charming room with a wealth of character features, exposed timbers throughout and pretty leaded light windows to front. The focal point to the room is an attractive fireplace with brick surround and inset wood burning stove situated on a brick hearth with oak bressumer over. Ample space for dining table and chairs and further seating area. Two useful storage cupboards off.

Suffolk thumb latch door leading to:-

KITCHEN: 3.48m x 2.34m **(11' 5" x 7' 8")** Finished to a good standard with a high ceiling, exposed beams and a door opening to the garden. A range of traditional storage cabinets with brick plinths support thick solid oak work surfaces incorporating a four ring Lamona gas hob with electric oven below, space and plumbing for washing machine and dishwasher and deep butler sink with mixer tap above and drainer to side. Farmhouse style tiled splashbacks throughout and windows providing attractive views across the rear garden onto open countryside beyond. Door leading to:-

BATHROOM: Bath with a curved shower space and fitted glass screen, traditional style WC and pedestal wash hand basin with tiled splashback. Pamment tiled flooring and heated towel rail.

First floor

LANDING: With original exposed floorboards and Suffolk thumb latch doors leading to:-

BEDROOM 1: 3.91m x 3.05m **(12' 10" x 10')** A double bedroom with a wealth of characterful features including exposed studwork and timbers throughout, leaded glass windows and a floor to ceiling red brick chimney breast complimented by oak and pitch floorboards. Two useful storage spaces to either side of the chimney breast are enclosed by curtains. High level door leads to useful loft storage space.

BEDROOM 2: 2.82m x 2.36m **(9' 3" x 7' 9" max)** With oak floorboards, leaded glass window, exposed studwork and a useful storage cupboard.

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Outside

There is ample unallocated **OFF-ROAD PARKING** to the front of the cottage. To the rear is an attractive and particularly generous landscaped garden which is primarily **SOUTH-WEST** facing and therefore receives an abundance of sunlight, particularly in the afternoon/evening.

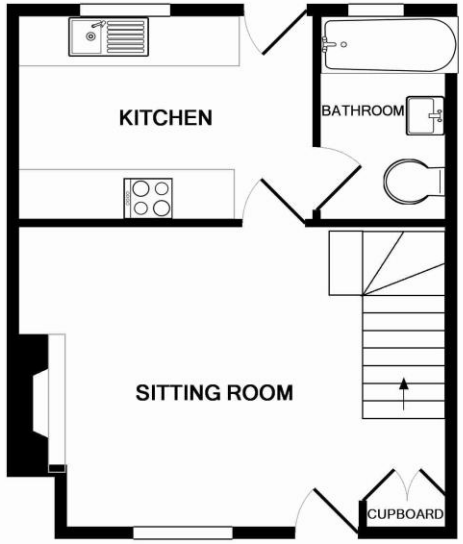
Immediately adjacent to the property is a paved terrace with ample space for seating. A stone path leads to the rear of the garden which is bordered by an array of well-stocked beds with a colourful variety of flowers, plants and trees. A further paved terrace is situated at the rear of the garden ideally placed to take full advantage of far-reaching countryside views.

SERVICES: Mains water and drainage. Mains electricity connected. Gas fired heating via radiators.

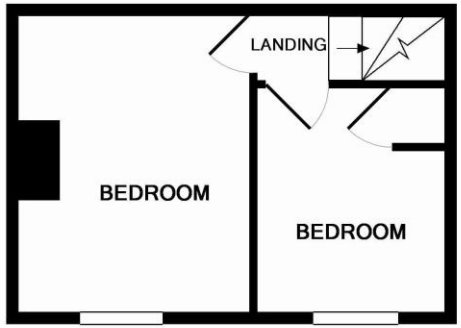
NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council, Corks Lane, Hadleigh, Ipswich, Suffolk, IP7 6SJ (01473 822801)

VIEWING: Strictly by prior appointment only through DAVID BURR.



GROUND FLOOR



1ST FLOOR

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