



DAVID
BURR

**Weavers Cottage,
Long Melford, Suffolk.**

WEAVERS COTTAGE, HIGH STREET, LONG MELFORD, SUFFOLK. CO10 9DF

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 tucked away pretty period cottage is a stone's throw from the village green ideally placed for countryside walks and enjoys views over the grounds of Melford Hall. The property is part of a former hall house and as such retains much of the original character (including exposed beams, fireplaces, medieval doorways) and is further complemented by off-road parking and a charming sunny garden.

A grade II listed cottage with off-road parking and a sunny garden in one of East Anglia's most highly regarded villages.

First Floor

DRAWING ROOM: 16'0" x 15'6" (4.88m x 4.72m) Splendid room with high ceilings and full of character including a large sash window, exposed beams, evidence of a medieval doorway, brick floor and inglenook fireplace complete with oak bressumer. Beautiful storage cupboard and staircase off.

KITCHEN/DINING ROOM: 15'0" x 10'5" (4.57m x 3.18m) A charming room with a slate tiled floor running throughout and divided into two distinct spaces with exposed beams. There are a range of attractive matching modern units and worktops incorporating a single drainage sink unit with mixer tap over. With further shelves, storage cupboard, open fireplace, plumbing for washing machine and integrated electric oven with four-ring gas hob and extractor fan over.

BEDROOM 3: 10'10 x 6'1" (3.30m x 1.85m) Versatile room overlooking the rear garden, currently utilised as a study with potential as a snug/playroom etc. Door to:-

ENSUITE: Tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

LANDING: High ceilings, exposed beams, brick work and doors to:-

BEDROOM 1: 17'3" x 9'7" (max L shape) (5.26m x 2.92m) A light room with a ten-foot-high ceiling, exposed beams, floor-to-ceiling chimney, a useful wardrobe and beautiful views over the grounds of Melford Hall.

BEDROOM 2: 10'10" x 7'6" (3.30m x 2.29m) With a high ceiling, exposed beams and stunning far-reaching views taking in the grounds of Melford Hall and countryside beyond.

BATHROOM: Bath with attractively tiled surround and finished with a shower over, heated towel rail, WC and wash hand basin.

Outside

A gravel drive provides **OFF-ROAD PARKING**.

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The garden is one of the property's most attractive features; sunny and partly enclosed by a brick and flint wall, with two useful outbuildings and finished in a traditional cottage style with meandering brick paver pathways, terracing, trees and shrubs.

AGENTS NOTES

As is not unusual with properties of this ilk, some of the rooms are of an irregular shape and as such measurements and descriptions contained within these particulars should be considered a guide only and not relied upon as entirely correct.

There is a pedestrian right-of-access for the benefit of neighbouring properties after the rear garden.

The property is Grade II listed.

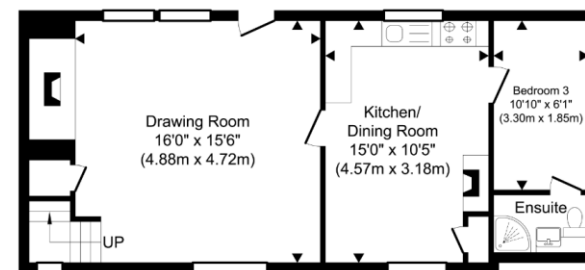
SERVICES: Main water and drainage. Main electricity. Gas fired heating.

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

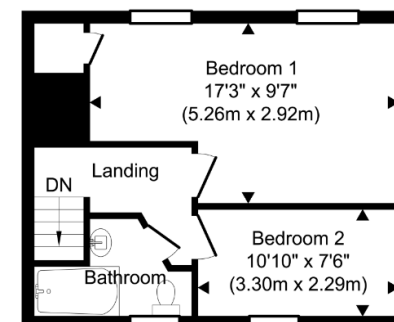
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

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.



Ground Floor
Approximate Floor Area
550.03 sq. ft.
(51.10 sq. m)



First Floor
Approximate Floor Area
299.66 sq. ft.
(27.84 sq. m)

TOTAL APPROX. FLOOR AREA 849.70 SQ.FT. (78.94 SQ.M.)
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