



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

A spacious, two-bedroom cottage overlooking well maintained 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 There is electric storage heating and double glazing throughout.

55+ Age Covenant.

The Property

8 Hasells Courtyard is a well presented two bedroom cottage situated on the quaint Hasells Courtyard estate.

Upon entering the property you are welcomed into a bright hallway leading through to the useful downstairs shower room and through to the open plan living and dining room. The living room is large but cosy with dual aspect windows allowing light to flood in.

The dining room is a great size with French doors leading out to the property's large, enclosed patio garden making it a great space for entertaining. The two living spaces can be separated by internal double doors.

The kitchen has a range of fitted units providing ample storage space and benefits from an integrated hob, oven and dishwasher. There is also space for a freestanding fridge freezer.

Upstairs the property has two large double bedrooms both benefiting from built in storage. There is also a good size family bathroom.

A partially boarded loft accessed via a folding ladder, provides useful extra storage and there is also a single garage, with light and power, nearby.

Guide Price: £290,000 (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



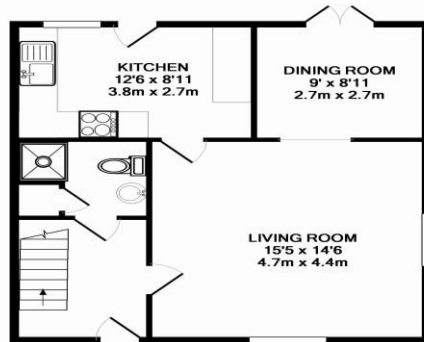
Bedroom 1



Bedroom 2



Bathroom



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2008



Rear with garden

Service Charge: £9859 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

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.

