



DAVID
BURR

**The Forge Cottage,
Bridge Street, Long Melford, Sudbury, Suffolk**



The Forge Cottage, Long Melford, Sudbury, Suffolk, CO10 9BQ

Bridge Street is a well-regarded hamlet, standing about 3 miles north of the historic and well served village of Long Melford. The Cathedral town of Bury St Edmunds is about 9 miles north and in addition to its comprehensive amenities there is access to the A14 trunk road with fast links to Ipswich, Cambridge, the M11 and London. The market town of Sudbury is 5 miles and provides a commuter rail link to London's Liverpool Street Station.

A detached and particularly unique thatched cottage offering period charm, proven rental income potential and a romantic stream-side setting. The property offers an idyllic rural lifestyle with grounds measuring approx. a third of an acre. The property is remarkably versatile and currently includes both private accommodation as well as a holiday let which can easily be incorporated back into the main house if preferred. Accommodation includes a drawing room, a garden/dining room, a kitchen/breakfast room and a bathroom. 'Willow Barn' contains a bedroom/principal suite, utility and a shower room with three further bedrooms and an additional bathroom situated in the main house. A private driveway provides plenty of parking with the further benefit of a workshop/outbuilding offering further conversion potential (subject to any necessary consents). Offered with no onward chain.

An immensely charming four bedroom period home in a beautiful rural setting.

Door to:

ENTRANCE HALL: A spacious inviting area displaying an abundance of original period features including exposed studwork. Useful under stairs cupboard, window overlooking the front and door to:

DRAWING ROOM: A beautiful dual aspect room of considerable character. Of particular note is the large red brick fireplace with bressummer beam over and inset cast iron stove on a brick hearth. Exposed studwork and overhead timbers. Bespoke fitted corner cupboard with fitted shelving and space for a television.

GARDEN ROOM/DINING ROOM: A lovely light addition with French doors with fitted barrier matting opening onto terracing and the garden beyond. Tiled flooring runs throughout. Large ranges of windows allow for plenty of natural light and partially vaulted ceilings provide a sense of space.

KITCHEN/BREAKFAST ROOM: Fitted with a range of matching wall and base units with solid wooden work surfaces and exposed timbers to the ceilings and walls. A fine feature has been made of an original brick arched fireplace with inset bressummer beam. Range style cooker with calor gas

hob and extractor fan above. Butler sink with mixer tap over, integrated slim line dishwasher and fridge.

READING AREA: With exposed brick flooring and a range of secondary glazed windows with bespoke fitted slatted shutters. Providing a charming area of seating with views over the gardens. Suffolk thumb latch door leading to Willow Barn (see below):-

BATHROOM: A luxurious suite including a roll top bath with mixer tap and shower attachment. Subway tiled shower cubicle, W.C., vanity wash hand basin, exposed timbers and window overlooking the rear.

Willow Barn

A high quality, successfully run, self-contained accommodation operating as a beautiful holiday let which has had the benefit of considerable investment and refurbishment by the current owners. The barn effectively forms one 'wing' to the property which can either be used, as it currently is, as a means to generate income through letting/holiday letting, to cater for buyers with a need for multi-generational living, or which equally blends seamlessly into the main house providing a natural extension to the existing accommodation. In the case of the latter, the bedroom could constitute an excellent principal suite serviced by the

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high-quality shower room downstairs. Accommodation is currently arranged as follows:-

Entrance Hall: With a stable door opening onto the garden and a tulip wood staircase leading upstairs to the bedroom suite. Space for coats and shoes, a door connecting with the reading area of the main house and further doors leading to:-

SHOWER ROOM: Luxuriously finished with marble tiles and a Neptune wash hand basin with brass taps. Silverdale W.C. and a tiled shower cubicle with 'Cast Iron Bath Company' fittings.

UTILITY ROOM: Recently upgraded to a high standard with a range of base level units with wood-effect work surfaces incorporating a stainless-steel sink with brushed brass mixer tap above and drainer to side. Space for a below countertop refrigerator and a useful understairs storage area with space and plumbing for washing machine.

BEDROOM/PRINCIPAL SUITE: Beautifully finished with a vaulted ceiling and solid oak floor and plenty of space for a double bed and a fine feature fireplace with Edwardian style tiled slips. Secondary glazed windows with an attractive outlook over the brook to the front and with a fitted desk space.

First floor

LANDING: Exposed brickwork and timbers and thumb latch doors leading to:-

BEDROOM 2: Exposed timbers and window overlooking the front garden. Fitted wardrobe and exposed red brick.

BEDROOM 3: With window overlooking the rear garden. Fitted triple wardrobes with drawers, hanging rail and shelving.

BEDROOM 4: Overlooking the side and rear garden.

Outside

The property is approached via a five-bar gate leading to a large pebbled driveway providing **OFF ROAD PARKING** for multiple vehicles with a magnificent mature oak tree and stunning lavender beds leading up to the front door and the separate entrance to Willow Barn.

Beyond, a large expanse of lawn is interspersed with maturing shrubs, fruit trees and hedging and is enclosed along the rear boundary by an attractive mellow red brick wall with a useful log store. A separate vegetable garden lies adjacent to a beautiful raised decked terrace which enjoys an elevated position with a lovely outlook over neighbouring fields and countryside.

A pebble pathway leads around the front of the property and onto a further secluded area of lawn with a particularly fine weeping willow tree adjacent to the River Chad. A pebbled terrace provides an attractive area of seating and currently contains a hot tub and further summerhouse with an electricity supply.

WORKSHOP/OUTBUILDING: Also with the benefit of recent investment providing a versatile area with a variety of potential uses, power and light connected, and containing a range of base level units with space for a variety of appliances if required. Vaulted ceiling with exposed timbers and a staircase rising to useful mezzanine level.

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Agent's Notes

Willow Barn has been a successful holiday let generating a meaningful income – further details of which are available upon request.

We have been advised that the thatched roof was last replaced in 2013. For further information, please contact the office.

The boiler and hot water systems were upgraded within the past 2 years.

SERVICES: Mains water, private drainage by septic tank and electricity are connected. Oil fired heating to radiators. ADT alarm system covering all buildings. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council,

CONSTRUCTION TYPE: Timber framed

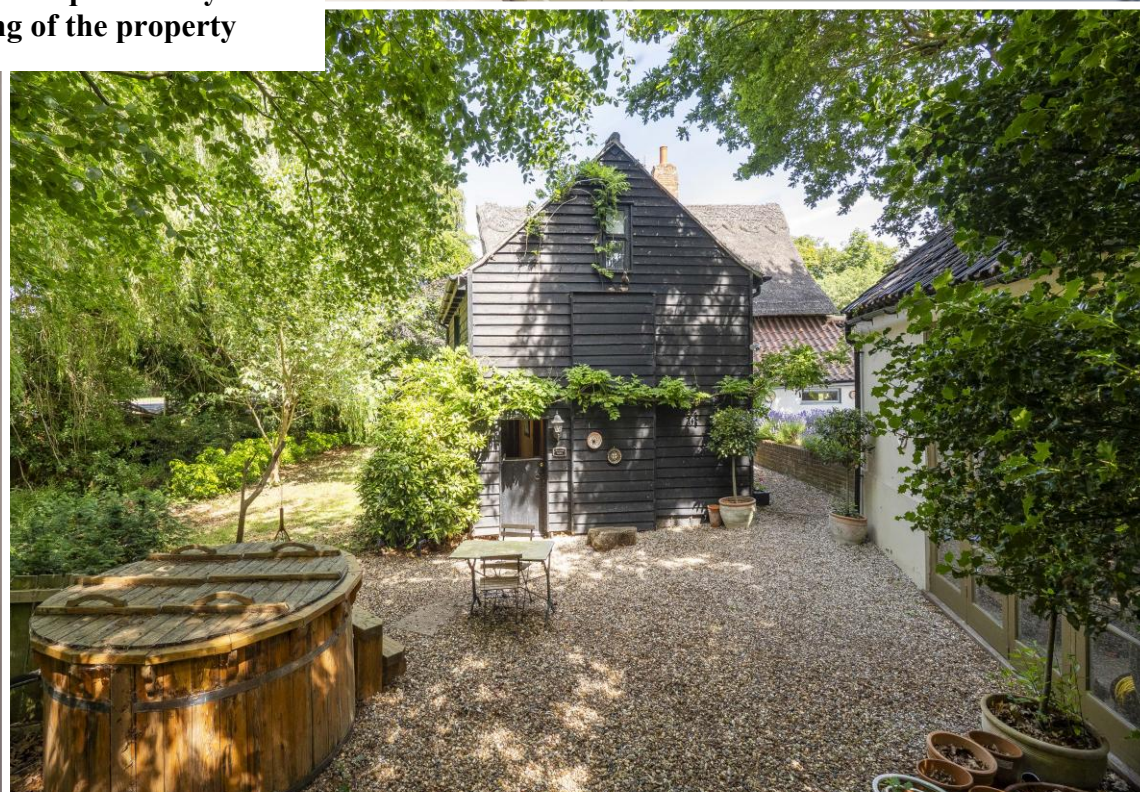
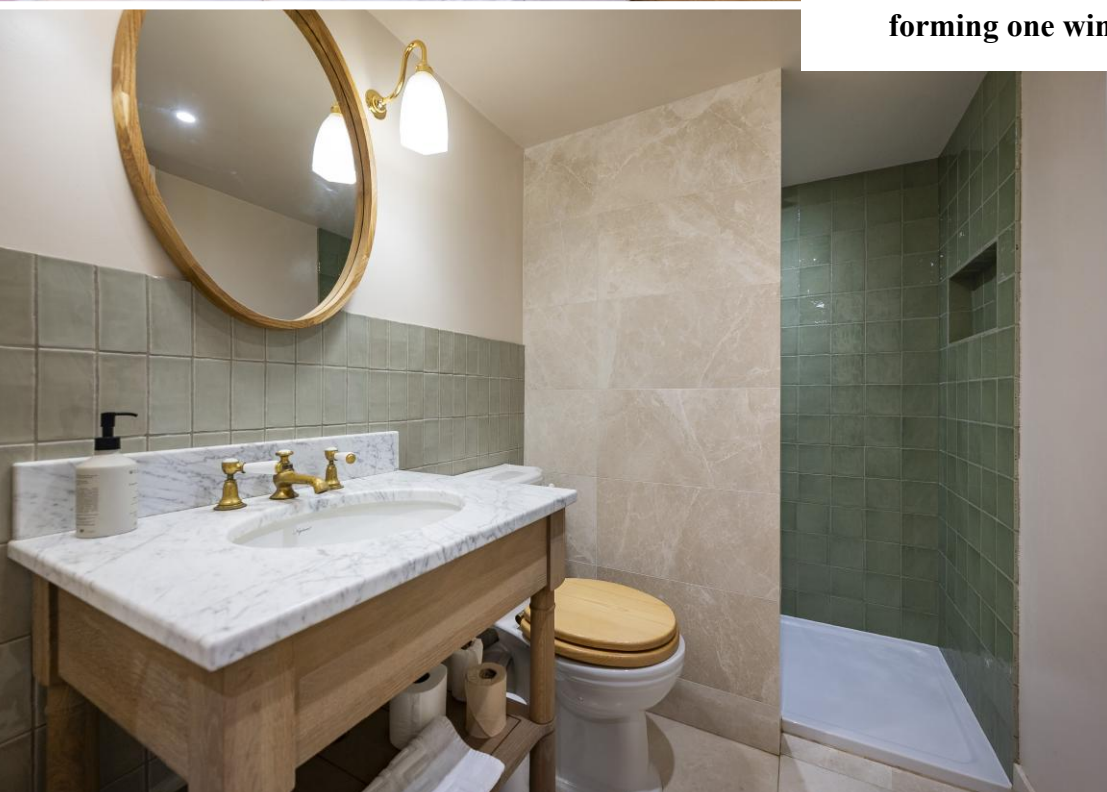
WHAT3WORDS: giggle.motoring.including

VIEWING: Strictly by prior appointment only through DAVID BURR.





Willow Barn – a boutique holiday let forming one wing of the property



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