



DAVID
BURR

LISTON PLACE,
LISTON, SUDBURY, SUFFOLK



LISTON PLACE, Liston, Sudbury, Suffolk. An immaculate unlisted detached farmhouse situated in a peaceful rural position set within 1.43 acres with river frontage and a detached one-bedroom annexe.

Long Melford - 1 mile. Sudbury - 2.2 miles with
commuter link to London Liverpool Street Station.

- Unlisted detached farmhouse
- Drawing room
- Sitting Room
- Dining Room
- AGA Kitchen/Breakfast Room
- Utility room
- Boot room
- Five bedrooms
- Three bathrooms
- Detached one bedroom annexe with kitchen and bathroom
- Ideal for multi-generational living
- Double Cartlodge, Extensive garaging and storage.
- Beautiful private pond and river frontage
- Wonderful countryside views
- Short distance from the vibrant village of Long Melford
- Lovely countryside walks
- Convenient for commuting
- In all about 1.43 acres



LOCATION

Liston is a sprawling rural hamlet nestled amidst rolling countryside whilst retaining good access to local road and rail links. The village of Long Melford is about 1 mile and 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.

THE PROPERTY

An immaculately presented detached unlisted farmhouse offering extensive accommodation arranged over two floors, finished in a traditional Georgian style, yet dating back to the 16th century. The property displays a wealth of characterful features including a triple gable end beneath a clay peg tile roof, high ceilings, exposed timbers and sash windows. A total of three reception rooms, five bedrooms and three bathrooms are complemented by a delightful farmhouse style AGA kitchen/breakfast room, utility, boot room and ground floor cloakroom. A detached one-bedroom annexe provides appealing income potential or could be utilised as a 'granny annexe' or as guest accommodation. Extensive grounds measure in the region of 1.43 acres and include a beautiful pond which forms part of a tributary to the River Stour (see agents notes regarding additional land). Further benefits include a detached double cartlodge, garage and numerous garden stores.

POSTCODE: CO10 7HR

SERVICES: Main water supply. Main electricity connected. Oil fired heating by radiators and private drainage. Underfloor heating to parts of the ground floor and the family bathroom. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB (01376 552525).

AGENTS NOTES

Potential purchasers should be aware that an additional portion of the garden is rented from a neighbouring landowner for an annual sum. For further information of the historic arrangement enjoyed by the current owner please contact David Burr. The rented portion of land increases the overall acreage from 1.43 to 2.21 acres (sts).

The property, while dating back to the 16th century, is unlisted.

The oil tank was newly installed in June 2020.

The exterior of the house was completely redecorated and repainted in 2020.



THE HOUSE

Original solid wood and glass panel front door leading to:-

ENTRANCE HALL: An impressive and welcoming area with full-height ceilings bathed in an abundance of natural light from a high-level double-glazed sash window. Heavy tumble sandstone effect tiled floor with underfloor heating below. Galleried landing, staircase rising to first floor and doors leading to:-

DRAWING ROOM: 22'4" x 15'1" (6.81m x 4.59m) A bright and spacious room with wonderful proportions and a triple aspect with lovely views over the property's gardens and floor-to-ceiling glass panel doors opening onto terracing. Chimney breast with wood burning stove situated on a stone hearth with a carved stone surround and recessed shelving with storage cabinets below to each side. Deep skirting, coving throughout and with two double-glazed sash windows. Sliding door opening into:-

DINING ROOM: 16'2" x 13'9" (4.93m x 4.18m) With beautiful far-reaching views across the property's rear garden and to open countryside beyond. Ample space for a large dining table and chairs, exposed wooden floorboards and separated by open studwork situated on a brick plinth to the:-

AGA KITCHEN/BREAKFAST ROOM: 23'3" x 18'11" x 14'4"

(7.08m x 5.76m x 4.37m) Beautifully presented with slate floor and finished with a matching range of traditional farmhouse base and wall level cabinets with polished granite worksurfaces incorporating a ceramic Belfast sink with mixer tap above and drainer to side. Integrated Siemens dishwasher, hidden refuse compartment together with a wall mounted plate rack, extensive storage and tiled splashbacks. Oil fired two-door white coloured AGA with twin warming plates. A central island provides useful additional storage with a polished granite worksurface and electrical sockets and an attractive wooden dresser will also form part of the sale. Large range of windows with beautiful views over the property's gardens and double doors leading onto terracing.

SITTING ROOM: 19'3" x 14'2" (5.87m x 4.32m) A wonderful room with three large sash windows with stunning views toward open countryside. Plenty of space for seating arranged around a floor-to-ceiling bespoke fitted storage unit with cupboards, drawers and space for a television.

UTILITY ROOM: 15'3" x 7'4" (4.65m x 2.23m) An extremely useful area with a further range of base and wall level cabinets with worksurfaces incorporating an enamelled cast iron sink with a mixer tap above. Space and plumbing for washing machine and space for tumble dryer. Second integrated Siemens dishwasher and further refuse compartments. Space for a free-standing refrigerator/freezer.

BOOT ROOM: 9'9" x 9'1" (2.97m x 2.78m) With two stable doors, one of which opening onto the rear garden. Range of storage cupboards and plenty of space for coats and shoes.

PANTRY: With fitted shelving, recessed spotlighting and worksurfaces with storage space below.

CLOAKROOM: Finished with tiled flooring and partially tiled walls with a low-level fitted WC and glass wash hand basin with wall mounted mixer tap situated on a glass mount.

First Floor

GALLERIED LANDING: Overlooking the entrance hall and with a large high-level sash window with beautiful open views over countryside. Exposed beams and studwork and with a linen cupboard and airing cupboard off. Doors leading to:-

PRINCIPAL SUITE: 14'3" x 12'2" (4.35m x 3.72m) An exceptionally bright room with a lovely dual aspect over the property's garden and onto open countryside. Ample space for a king size bed and with a large fitted wardrobe with inset hanging rail off. Door leading to:-

ENSUITE: 11'3" x 9'2" (3.43m x 2.79m) Generous in size with a large double-width walk-in shower with waterfall style showerhead and additional showerhead attachment below. WC, wash hand basin with vanity suite below and wall mounted mirror over, heated towel rail and fitted storage cupboard with double doors. Exposed beams and access to loft storage space.

BEDROOM 2: 16'5" x 14'3" (5.00m x 4.35m) A superb size with dual aspect including striking arched window with lovely views over countryside. Exposed beams and twin fitted wardrobes with wooden double doors, fitted shelving and inset hanging rails.

BEDROOM 3: 14'8" x 10'4" (4.48m x 3.15m) A generous double bedroom with dual aspect overlooking countryside and with a fitted double wardrobe.

ENSUITE: 10'4" x 7'5" (3.15m x 2.26m) Recently installed and finished to a very high standard with exposed beam to the ceiling and wood effect flooring. Large double-width frameless walk-in shower with a glass sliding door, tiled walls and dual showerheads. WC, wall mounted wash hand basin with fitted mirror above and a heated towel rail.

BEDROOM 4: 14'3" x 11'4" (4.34m x 3.46m) Wonderfully bright with stunning countryside views and a useful storage cupboard with inset hanging rail.

BEDROOM 5: 12'8" x 11'1" (3.87m x 3.38m) A further double bedroom with views over the side garden and a fitted wardrobe.

FAMILY BATHROOM: 17'1" x 7'1" (5.20m x 2.15m) With a particularly luxurious feel including a raised bath with a tiled surround, double-width frameless walk-in shower with a glass sliding door with waterfall style shower and additional showerhead attachment below. Contemporary WC and wall mounted wash hand basin with recessed shelving, fitted mirror and lighting above. Two skylights allow for plenty of natural light together with a vaulted ceiling and recessed spotlighting.

DRESSING ROOM: 8'4" x 7'0" (2.54m x 2.14m) Incredibly useful with a large range of shelving, integrated lighting, hanging rails and storage.

Outside

A large sweeping pebble driveway provides OFF-ROAD PARKING for numerous vehicles which is enclosed by a low-level brick and flint wall. The area of parking in turn leads to a:-

DOUBLE CARTLODGE: 19'0" x 17'7" (5.78m x 5.37m) Timber framed and finished with weatherboarding beneath a clay pantile roof. Brick paviour floor, aged green oak timbers and with power and light connected.

GARAGE: With aged oak double doors and useful storage level above. With power and light connected and an opening leading to a further garden store/workshop with double wooden doors and power and light connected.

GARDEN STORE: With double wooden doors, personal door to rear and power and light connected. Could easily be repurposed as a workshop if required.

THE ANNEXE

Representing excellent income potential as a holiday let (subject to necessary permissions) or as guest accommodation or a Granny Annexe.

SITTING/DINING ROOM/BEDROOM: 19'7" x 17'9" (5.96m x 5.41m) Finished with Karndean flooring and with plenty of space for seating, a dining table and chairs and sleeping arrangements. Double doors opening onto terracing, vaulted ceilings with recessed spotlighting, lovely views over the gardens and countryside and further doors leading to:-

KITCHEN: 10'6" x 7'11" (3.20m x 2.42m) With a contemporary range of base and wall level cabinets, a stainless-steel sink and worksurfaces incorporating a low-level refrigerator/freezer, integrated NEFF oven, four-ring ceramic NEFF induction hob with extractor fan above. Space below the worksurface for a free-standing oil boiler which was installed in 2020.

BATHROOM: 7'10" x 7'4" (2.40m x 2.23m) Finished to a high standard with a corner shower with glass screen door, WC and wash hand basin together with a heated towel rail. Views over the garden and of the tributary to the River Stour.

THE GARDENS

The gardens are screened by mature hedging to the front to ensure a high degree of privacy. A side garden contains neatly manicured box hedging, colourful well-established flowerbeds and a variety of specimen trees including Birch, Griseum, Canadian Maple and Weeping Willows.

Immediately adjacent to the property itself is a large stone terrace perfect for entertaining/al-fresco dining. Sweeping expanses of lawn are interspersed by beautifully planted flowerbeds and extend to a large private pond which forms part of a tributary to the River Stour which runs across the grounds.

A well-established vegetable patch is enclosed by neatly clipped box hedging and a willow fence and contains a wonderful variety of herbs, roses, lavender plants and vegetables.

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.





Offices at:

Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888