



DAVID
BURR

**Primrose Hill Cottage,
Bridge Street, Long Melford, Suffolk**



Primrose Hill Cottage, Bridge Street, Long Melford, Sudbury, Suffolk, CO10 9BE

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).

A detached Grade II listed, thatched cottage situated on the edge of Long Melford, within short driving distance of various local amenities. The property contains charming, characterful accommodation over two levels which includes two principal reception rooms together with a kitchen, utility/boot/garden room and a ground floor bedroom and bathroom, with two comfortable double bedrooms on the first floor. Outside, the property provides extensive off-road parking for numerous vehicles as well as a range of versatile outbuildings and attractive gardens which in total measure approximately **0.7 acres (sts)**.

A detached ‘chocolate box’ thatched cottage situated within close distance of both Long Melford and Lavenham and a generous plot measuring 0.7 acres.

Front door leading to:

SITTING ROOM: A charming room with exposed timbers throughout and a mellow red brick fireplace with bressummer beam and an inset AGA wood burning stove situated on a pamment tiled hearth. Secondary glazed window overlooking the front garden and countryside beyond, plenty of space for seating and an opening leading into:

SNUG/DINING ROOM: A versatile reception room which can be utilised in a number of ways. Currently it is arranged as a snug but has the clear potential to contain a large dining table and chairs, with an additional brick fireplace with a pamment tiled hearth and an inset AGA wood burning stove. Exposed timbers throughout, secondary glazed window overlooking the front garden and thumb latch door leading to one of the two staircases.

INNER HALL: With thumb latch door leading to:

BATHROOM: Containing a luxurious freestanding roll top bath, WC and ceramic wash hand basin with a marbled topped wash stand. Heated towel rail and attractive partially-tiled walls throughout.

BEDROOM 3/STUDY: A versatile room which could be used as a ground floor bedroom, if required, or an ideal space to work from home.

KITCHEN: With a quarry tiled floor and a matching range of base and wall level units with polished granite work surfaces incorporating a double ceramic sink with mixer tap above and drainer to side. Space for a free-standing Range cooker with Rangemaster extractor fan above and tiled splashback and with further space for a freestanding refrigerator/freezer. Thumb latch door leading to:

UTILITY/BOOT/GARDEN ROOM: Also with a quarry tiled floor and containing a range of base level units incorporating another one and a half sink with mixer tap above and drainer to side. Space and plumbing for a washing machine and containing a Rayburn oil fired Range cooker which also manages the heating and hot water. Door opening onto the garden and skylight together with a triple aspect, allowing for plenty of natural light.

First Floor

Accessible via two separate staircases

BEDROOM 1: A well-proportioned double bedroom with a range of exposed studs and ceiling beams and a secondary glazed window overlooking the front garden and neighbouring countryside.

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BEDROOM 2: A further double bedroom with exposed timbers, mellow red brick chimney breast with recessed storage and shelving and a secondary glazed window overlooking the front garden and neighbouring countryside.

Outside

Access to the property is off a private driveway from the highway, which provides off-road parking for plenty of vehicles. An area of hardstanding leads onto a:

GARAGE: With timber double doors and most likely of asbestos construction. Adjacent to the garage is a further useful **GARDEN STORE**.

Adjacent to the property is a stone paved terrace divided into various areas but providing plenty of space for seating and entertaining. Off the terrace, is a brick built **OUTBUILDING/WORKSHOP**, with light and power connected and there is the further benefit of a timber storage shed. To the rear of the outbuilding is a concrete base with a hot tub (available via separate negotiation).

The gardens are divided into two distinct areas, separated by trellises, with formal gardens surrounding the property itself with well-stocked beds. A further area of lawn contains a number of fruit trees including apple, pear, quince and plum. There is a recently constructed high quality timber outbuilding also with light and power connected which could function nicely as a studio, workshop or tractor shed. The lawns taper down to a point where further pedestrian access at the bottom and the potential to create an additional vehicular access (subject to any necessary planning consents).

Agent's notes

The property is Grade II listed and thought to date back to around 1750.

The owner advises us that the thatch is believed to be Reed and was installed around 2008.

SERVICES: Main water and electric. Private drainage by Klargestor. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

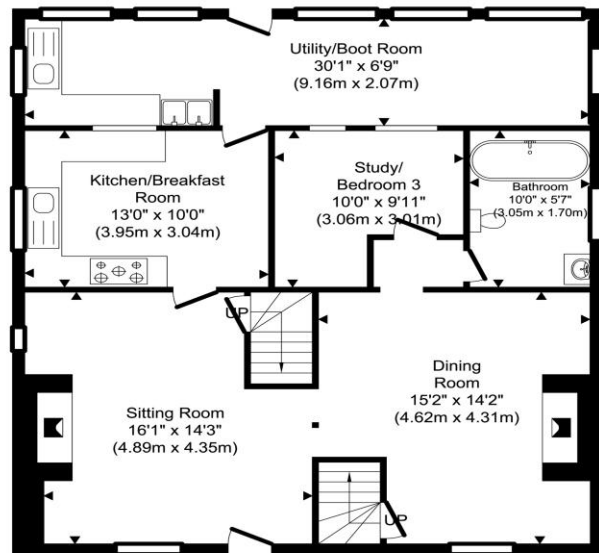
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: E

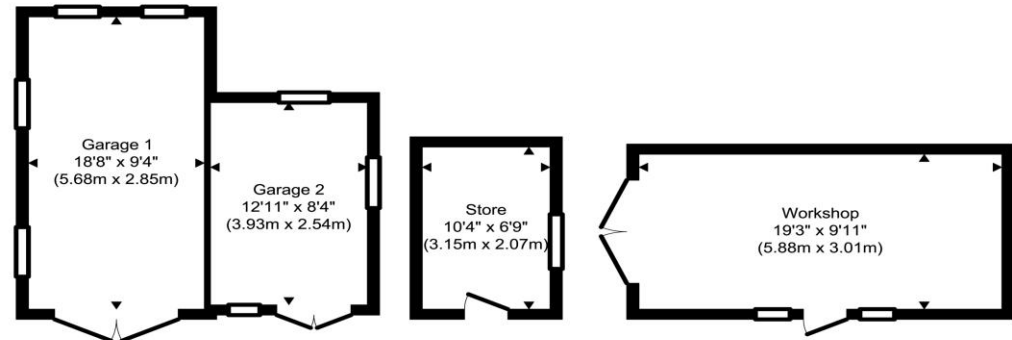
WHAT3WORDS: parsnip.decorated.shrub

VIEWING: Strictly by prior appointment only through DAVID BURR.

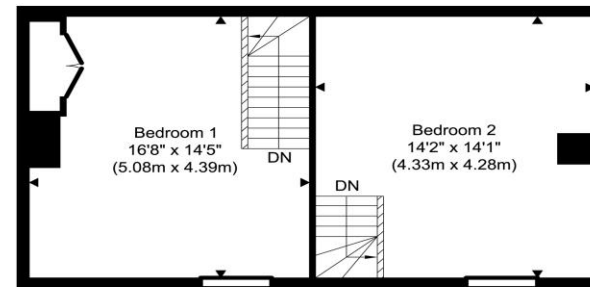
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Ground Floor
Approximate Floor Area
1005.67 sq. ft.
(93.43 sq. m)



Outbuildings
Approximate Floor Area
546.48 sq. ft.
(50.77 sq. m)



First Floor
Approximate Floor Area
500.84 sq. ft.
(46.53 sq. m)

TOTAL APPROX. FLOOR AREA 2053.00 SQ.FT. (190.73 SQ.M.)
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