

oakheart

£300,000

Price Guide

Hall Street, Long Melford



GUIDE PRICE £300,000 - £325,000. Combining timeless character with contemporary luxury, The Old Foundry is a truly exceptional home dating back to 1876. Retaining its original flint walls, slate roof, and striking king truss beams, this stunning mews-style property has been thoughtfully reimagined with an impressive modern twist.

Internally, this fully furnished home is finished to a high specification, featuring a bespoke Italian kitchen fitted with premium Neff appliances, engineered oak flooring, Scandinavian-style casement windows, and elegant bathroom suites. The property offers an 'upside down' layout, enhancing the sense of space and light throughout.

You are welcomed into a generous entrance hall with a cloakroom to the right. The ground floor includes two spacious double bedrooms, one benefiting from built-in wardrobes, along with a stylish family bathroom.

Upstairs, the heart of the home unfolds into a spectacular open-plan kitchen, dining, and living space, flooded with natural light and framed by an impressive apex ceiling and charming gables, a perfect setting for modern living and entertaining.

Outside, automatic gates open onto a wide courtyard with two allocated parking spaces. Residents enjoy access to beautifully maintained communal

gardens with a seating and dining area, along with secure bicycle storage.

Set in the highly desirable village of Long Melford, regularly ranked among the top 20 most sought-after villages in England and Wales, the property is within easy reach of a fantastic array of local amenities, including shops, restaurants, pubs, a doctor's surgery, and a primary school. The village is also home to two stunning Tudor mansions, Kentwell Hall and Melford Hall, open to the public year-round.

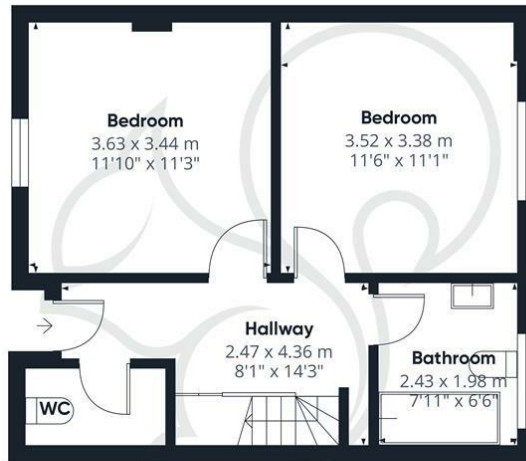
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Ground Floor



Floor 1

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Approximate total area<sup>®</sup>

67.19 m<sup>2</sup>  
723.22 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Babergh


Tenure:

Freehold

Council Tax Band:

C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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