



DAVID
BURR

3 Tudor Cottages Long Melford, Sudbury, Suffolk



3 Tudor Cottages, Hall Street, Long Melford, Sudbury, Suffolk, CO10 9HZ

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).

This outstanding period house occupies a lovely position in the village centre. The property is ideally placed for various shops and restaurants, the post office, bus route and countryside walks. There is considerable character throughout including a beautiful sitting room with a magnificent inglenook fireplace, a kitchen/dining room, utility/cloakroom, double bedroom and first floor bathroom. Outside is a charming rear garden and the property is offered with no onward chain.

A charming Grade II listed cottage in the heart of one of East Anglia's most highly regarded villages.

Front door opening to:

SITTING/DINING ROOM: (5.84m x 4.77m) **19'2" (into bay) x 15'8" (to back of fireplace)** With a high beamed ceiling complete with moulded timbers, evidence of medieval doorways and a pretty bay window providing a view of the street scene and finished with attractive shutters. There is an impressive floor to ceiling fireplace with oak bressumer on a raised brick hearth. A clever recessed area has been utilised as a small **study space**.

KITCHEN: (4.06m x 2.69m) **13'4" x 8'10"** With a feeling of space created by the opening that links with the sitting/dining room. There are views over the garden and a stable door provides access. Exposed brickwork and range of fitted units with worktops incorporating a single drainer sink unit, vegetable drainer and mixer tap over. Integrated electric oven with four-ring hob and extractor fan over.

UTILITY/CLOAKROOM: (2.46m x 1.52m) **8'1" x 5' 0"** Wood flooring, WC, worktop inset sink unit, useful storage cupboards, plumbing for washing machine and space for tumble dryer.

First Floor

LANDING: Exposed beams, pretty leaded glass window, access to loft storage space and doors to:

BEDROOM: (5.13m x 3.25m) **16'10" x 10'8"** Enjoying a view of the pretty street scene below. Large walk-in wardrobe with fitted hang rail.

BATHROOM: Bath with shower over. WC and wash hand basin.

Outside

To the front of the property is extensive unrestricted/unallocated **OFF-ROAD PARKING**.

To the rear of the property is a lovely garden, designed with low maintenance in mind including terracing and a useful shed to the rear.

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SERVICES: Main water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTE

As is not uncommon with properties of this ilk, a pedestrian right of way exists for the benefit of a neighbouring property over part of the rear garden.

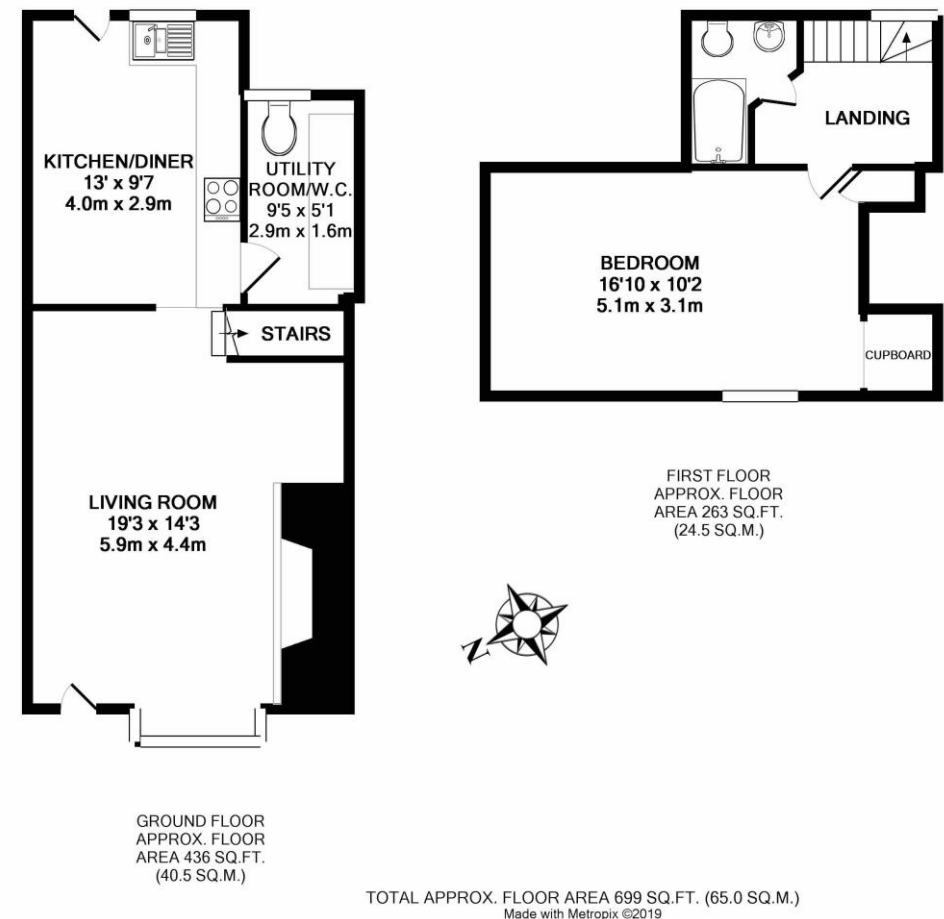
The property is Grade II listed.

As not uncommon with properties of this ilk, the property may be subject to a small flying freehold.

LOCAL AUTHORITY: Babergh District Council, Corks Lane, Hadleigh, Ipswich, Suffolk, IP7 6SJ (01473 822801)

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.



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Bury St Edmunds 01284 725525 London 020 78390888 Linton & Villages 01440 784346

