

oakheart

£265,000

Offers In The Region Of
Hall Street, Long Melford

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 attractive home, converted in 2020, is well insulated and 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 an 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.

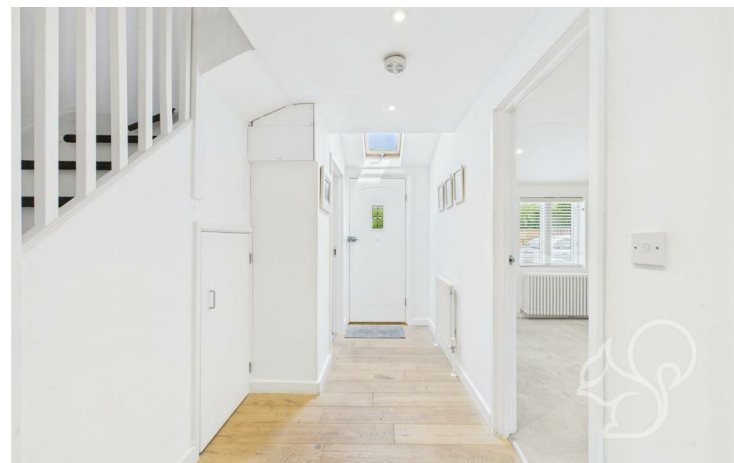
Upstairs, the heart of the home unfolds into a spectacular open-plan kitchen, dining, and living space, flooded with natural light and framed by an impressive apex ceiling and charming gables, a perfect setting for modern living and entertaining.

Outside, automatic gates open onto a wide courtyard with two allocated parking spaces. Residents enjoy shared access to a well-maintained communal garden with a seating and dining area, along with secure bicycle storage.

The rental potential is around £1200/month.

The property has a fabulous central location - Chemist, Doctors, Butchers, Bakery, 6 Pubs, 2 Indian restaurants, Cafes, Artisan shops, Antique shops, etc, all within very easy walking distance, not to mention the wonderful Scutchers at one end of the village and Nethergate brewery at the other. Regular bus service, easy parking, the list goes on! It is even commutable to London with regular buses to the station and excellent hourly trains.

The village is also home to two stunning Tudor mansions, Kentwell Hall and Melford Hall, open to the public year-round, both in walking distance of the property.









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Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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