



Mayflower Hall
Long Melford, Sudbury, Suffolk

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Mayflower Hall, Long Melford, Sudbury, Suffolk, CO10 9JT

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 substantial period building which forms part of a former Hall House and is located in the heart of one of East Anglia's most highly regarded villages. The property now benefits from full planning permission to revert to a residential dwelling including the creation of a superb rear extension. Accommodation has been designed to include two reception rooms, a substantial entrance hall, an open plan kitchen/breakfast/family room and a utility and cloakroom. Upstairs are four bedrooms, principal with en-suite and dressing room) and a family bathroom. While the property now benefits from residential planning permission, the building is currently utilised as offices but would also suit retail use, a restaurant, residential etc. (subject to any necessary planning consents). There is the additional benefit of a generous west-facing private, enclosed rear garden and a double garage and off road parking. **NO ONWARD CHAIN.**

A prominent grade II listed former hall house with planning permission to revert to a four bedroom village house with west-facing rear garden.

A large handmade door with bevelled glass inserts opens to:

RECEPTION HALL: (5.89m x 2.95m) **19'4" x 9'8"** A spacious inviting area with a high ceiling, moulded beams, staircase to first floor and doors to:

ROOM 1: (4.83m x 4.39m) **15'10" x 14'5"** With a particularly large bay window and a view of the pretty street scene. Exposed beams, high ceiling, floor to ceiling red brick chimney with oak bressumer and inset log burning stove.

ROOM 2: (5.84m x 3.66m x 3.99m) **19'2" x 12' x 13'1"** A charming room with a high ceiling, moulded ceiling beams, significant window frontage, exposed mullion window and floor to ceiling chimney with ornate carved oak bressumer.

ROOM 3: (7.75m x 5.18m) **25'5" (into recess) x 17'** A particularly spacious open plan area with exposed studwork, beams, detailed plaster

work, mullion window, pretty archways and a lovely view over the rear garden.

KITCHEN: (2.74m x 1.88m) **9' x 6'2"** Fitted with a range of limed oak units and worktops incorporating a single drainer sink unit with mixer tap over. Integrated electric double oven, walk in storage cupboard and space for fridge.

Rear Hall: Tiled floor, door to garden and door to:

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: A spacious elegant area with a 9ft ceiling height, sash windows and doors to:

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ROOM 1: (4.83m x 4.7m) **15'10" x 15'15"** A sash window provides a lovely view over the pretty street scene below. Exposed beams and red brick fireplace.

ROOM 2: (4.47m x 3.86m) **14'8" x 12'8"** A large sash window and exposed beams.

ROOM 3: (3.99m x 3.91m) **13'1" x 12'10"** A large sash windows providing a view of the pretty street scene below. Exposed beams and floor to ceiling red brick chimney. Useful storage cupboard.

ROOM 4: (3.23m x 2.95m) **10'7" x 9'8"** Exposed beams and sash window.

ROOM 5: (2.74m x 2.21m) **9' x 7'3"** Exposed beams.

Inner landing: Useful shelved storage cupboard and door to:

KITCHENETTE (2): (2.74m x 2.03m) **9' x 6'8"** A large sash windows provides a lovely view over the garden. Fitted units and worktops incorporating a single drainer sink unit and mixer tap over.

CLOAKROOM: Fitted WC and wash hand basin with storage below. Sash window.

Outside

The large **west facing walled rear garden** is one of the properties most attractive features and offers considerable potential, finished currently with large areas of terracing and raised planters.

Accessible from Hall Street is an area of private **OFF-STREET PARKING** which stands in front of a **DOUBLE GARAGE** with twin up and over doors.

AGENTS NOTES

The property is Grade II Listed and stands within a conservation area.

As is not uncommon with properties of this ilk, Mayflower Hall is subject to a flying freehold.

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

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

TENURE: Freehold.

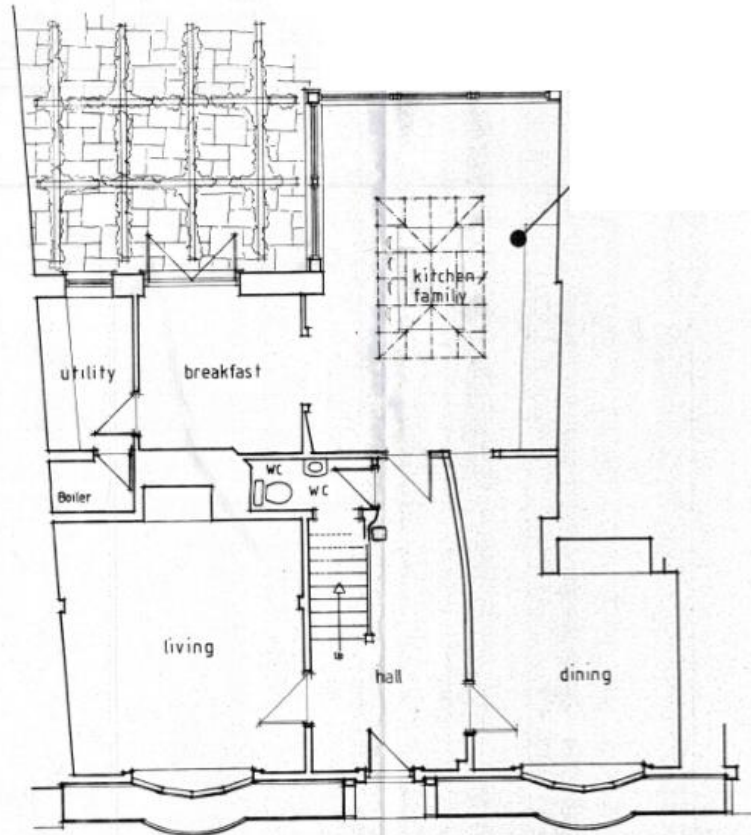
CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: boast.agreement.unite

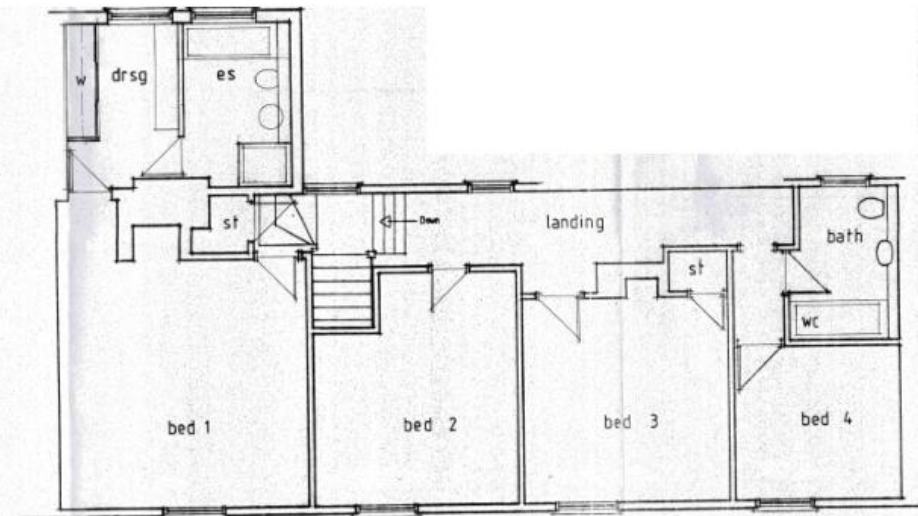
VIEWING: Strictly by prior appointment only through DAVID BURR.

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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Proposed Ground Floor Plan
Scale 1:50



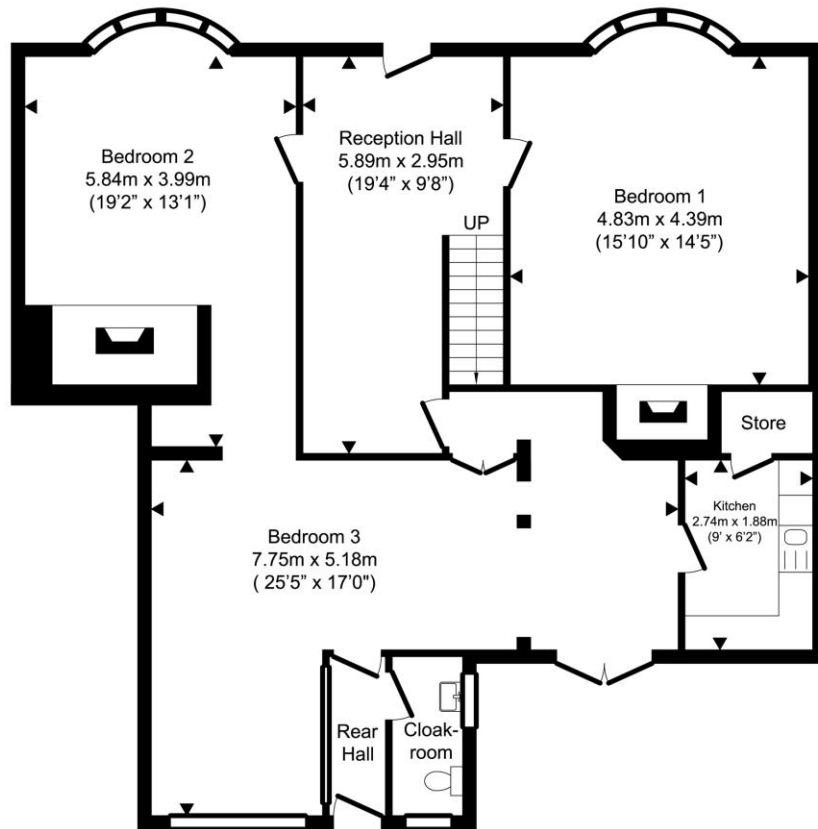
Proposed First Floor Plan
Scale 1:50

Proposed residential floorplan

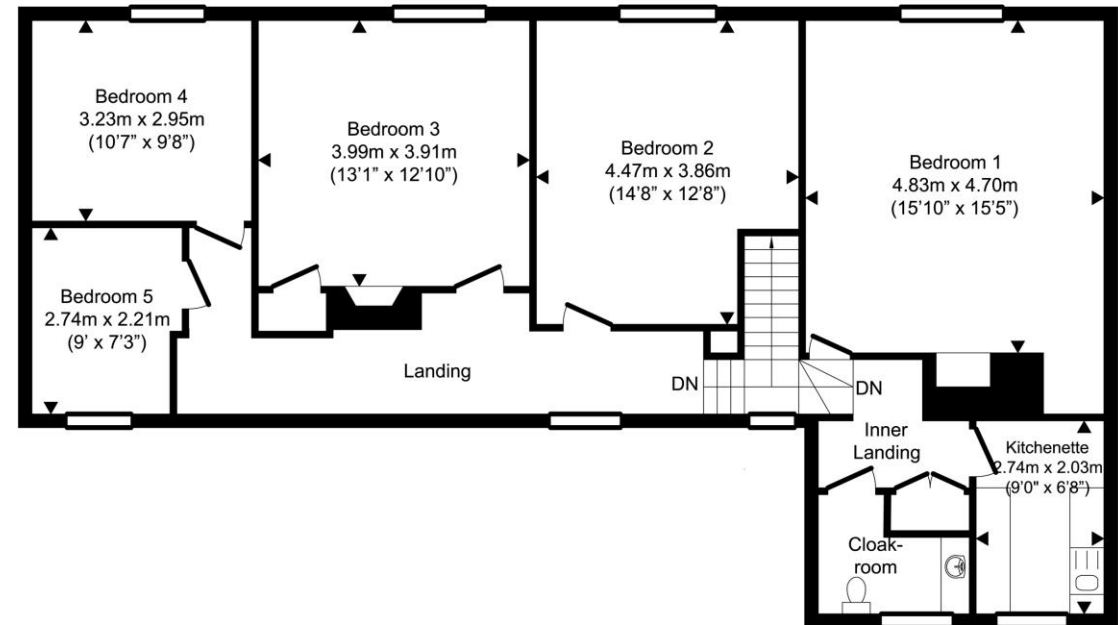
Long Melford 01787 883144 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245 Newmarket 01638 669035

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

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Ground Floor
Approximate Floor Area
1143.02 sq. ft.
(106.19 sq. m)



First Floor
Approximate Floor Area
1115.78 sq. ft.
(103.66 sq. m)

Existing layout

TOTAL APPROX. FLOOR AREA 209.85 SQ.M. (2258.80 SQ.FT.)

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