



**High Street Farmhouse**  
**Long Melford, Sudbury, Suffolk**

**DAVID  
BURR**



# High Street Farmhouse, Long Melford, Sudbury, Suffolk, CO10 9BD

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 substantial Grade II Listed detached period house occupies a lovely position on the outskirts of the village and offers exceptionally versatile accommodation throughout. The property retains much of its character with exposed beams, fireplaces, Oak floors, high ceilings etc. and is further complemented by ample off-road parking and a large, private South facing garden. **In all about 0.26 acres.**

## **A splendid Grade II Listed village house with versatile accommodation, off-road parking and a generous South facing garden.**

Door to:

**ENTRANCE HALL:** 7.77m x 2.26m (25'6" x 7'5") An inviting area with an Oak wood floor, staircase off and doors to:

**DRAWING ROOM:** (14'10" x 13'6") A light room, currently utilised as a bedroom and complemented by an Oak wood floor, deep skirting, 8'7" ceiling height, picture rail and an open fireplace with marble slips, hearth and moulded wood surround.

**SITTING ROOM:** 4.42m x 4.09m (14'6" x 13'5") Oak wood floor, 8'7" ceiling height, picture rail, deep skirting and double doors opening onto the garden. Large shelved storage cupboard and fireplace with inset multi-fuel stove on a brick hearth with Oak bressumer over.

**DINING ROOM:** 4.57m x 4.09m (15'0" x 13'5" into recess) A charming room, full of character with Oak ceiling beams and an impressive inglenook fireplace with Oak bressumer and log burning stove on a brick hearth below. Useful storage cupboard and door to garden.

**Inner hall:** With a tiled floor and useful door opening onto the drive.

**FAMILY ROOM:** 5.03m x 4.6m (16'6" x 15'1") Designed as a family room and well placed off of the kitchen/living room with a wall of attractive exposed brickwork and double doors opening onto terracing with the garden beyond.

**PLAY ROOM/OCCASIONAL BEDROOM:** 4.06m x 3.96m (13'4" x 13'0") A cleverly utilised area with its own handmade Oak ladder style staircase, restrictions to head height (approximately 5'0") and currently used as a play room whilst offering potential to be an office, snug etc.

**KITCHEN/BREAKFAST/LIVING ROOM:** 7.21m x 3.96m (23'8" x 13'0") Forming the heart of the house and finished with an attractive brick floor throughout, a large feature fireplace with Oak bressumer, exposed brickwork and space for a range cooker below. There are a range of Oak fronted kitchen units and worktops with inset twin bowl stainless steel sink unit and mixer tap over. Plumbing for a dishwasher, fitted Oak dresser and double doors opening to:

**GARDEN ROOM:** 2.44m x 2.13m (8'0" x 7'0") A modest yet attractive addition with a wall of glass and a feeling of space given the link to the kitchen/breakfast room. Double doors open onto the garden.

Offices at:

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

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**UTILITY ROOM:** 3m x 2.74m (9'10" x 9'0") A useful room with fitted storage cupboards, worktop, plumbing for a washing machine, space for a tumble dryer etc.

**SHOWER ROOM:** Also accessed from the entrance hall if required. Large shower area, WC and wash hand basin.

**CLOAKROOM:** Fitted WC and wash hand basin.

## First floor

**LANDING:** A spacious area with a large walk-in shelved linen cupboard and doors to:

**BEDROOM 1:** 4.39m x 3.38m (14'5" x 11'1") With exposed beams, useful storage cupboard and door to:

**EN-SUITE BATHROOM:** Bath with electric shower over, WC and wash hand basin.

**BEDROOM 2:** 4.44m x 4.14m (14'7" maximum L shape x 13'7") A light room with views of the garden and doors to:

**EN-SUITE:** Fully tiled shower cubicle, WC and wash hand basin.

**BEDROOM 3:** 3.76m x 3.53m (12'4" x 11'7") Sash window, central ceiling beam and extensive built in wardrobes. Door to:

**EN-SUITE:** Fully tiled shower cubicle, WC and wash hand basin.

**BEDROOM 4:** 3.99m x 3.96m (13'1" x 13'0")

**BEDROOM 5:** 3.1m x 2.08m (10'2" x 6'10" including ladder staircase)  
A versatile space with fitted shelving and a ladder (which could be removed to accommodate a bed) to a mezzanine sleeping area above.

## Outside

To the side of the property is extensive parking for a number of vehicles.

The generous South facing rear garden is one of the properties most attractive features with areas of terracing designed with entertaining/dining al fresco in mind opening onto a large central expanse of lawn bordered by well stocked colourful beds, established trees and hedges.

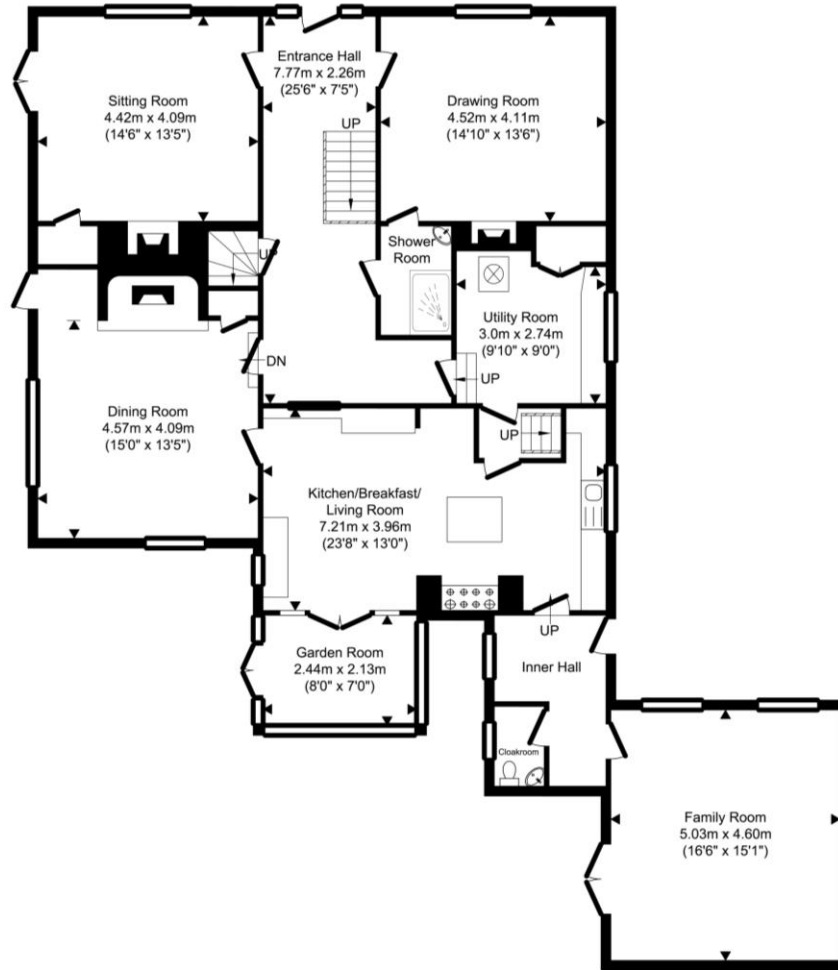
**In all about 0.26 acres.**

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

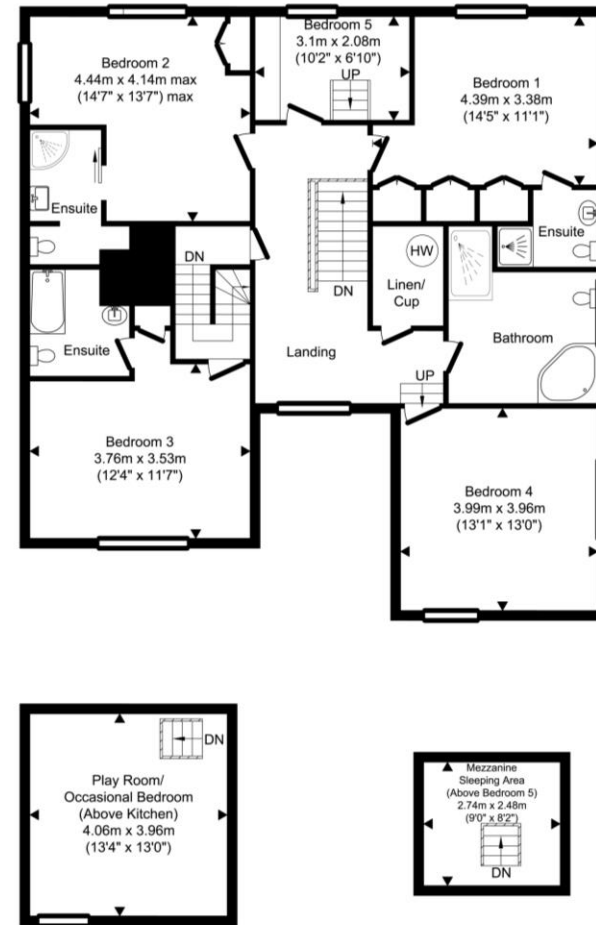
**LOCAL AUTHORITY:** Babergh District Council, Corks Lane, Hadleigh, Ipswich, Suffolk, IP7 6SJ (01473 822801)

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

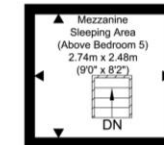
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Ground Floor  
Approximate Floor Area  
1805.75 sq. ft.  
(167.76 sq. m)



First Floor  
Approximate Floor Area  
1432.67 sq. ft.  
(133.1 sq. m)



Second Floor  
Approximate Floor Area  
73.08 sq. ft.  
(6.79 sq. m)

TOTAL APPROX. FLOOR AREA 307.65 SQ.M. (3311.51 SQ.FT.)

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