



**Lyttle Hall,
The Street, Foxearth, Sudbury, Suffolk.**

DAVID
BURR

LYTTLLE HALL, THE STREET, FOXEARTH, SUFFOLK. CO10 7JG

Foxearth is a much sought after village characterised by its variety of period buildings and local amenities include a fine parish church. The market town of Sudbury lies about 4 miles south and its comprehensive amenities include a commuter rail link to London Liverpool Street. Cambridge is about a 40-minute drive away. The historic village of Long Melford (2 miles) provides a primary school, doctor's surgery, local shopping and specialist shops, antiques galleries, pubs, tea rooms and restaurants.

A charming conversion of a former dairy, located in the heart of one of the areas most favoured villages. The property offers unique light accommodation of generous proportions including a particularly impressive drawing room that has a 14ft high ceiling. Further benefits include off-road parking, splendid walled garden and **no onward chain**.

A charming converted dairy parlour in the heart of this well-regarded Suffolk village.

Door to:

ENTRANCE HALL: Exposed floorboards, floor to ceiling casement windows and door to:-

DRAWING ROOM: 7.18m (max) x 4.41m (**23'7" max x 14'6"**). With exposed floorboards, part wood panelled walls, lovely views over the garden and in one part a 14ft high ceiling.

MEZZANINE/STUDY: 4.34m (max floor measurement x 4.24m (inc. staircase). (**14'3" max floor measurement x 14'3" inc. staircase**). Exposed floorboards and overlooking the drawing room below. *see agents notes.

KITCHEN/DINING/LIVING ROOM: 6.57m x 3.47m (**21'7" x 11'5"**). High wood panelled ceiling, exposed floorboards running throughout and a wall of glass providing views over the garden. Double doors opening on to terracing. The kitchen area has been finished with an extensive range of matching modern units and work-tops incorporating single drainer sink unit with vegetable drainer and mixer tap over. Space for a range cooker and integrated dishwasher.

UTILITY ROOM: 2.46m x 1.77m (**8'1" x 5'10"**). Exposed floorboards, extensive fitted units and work-top with inset circular sink unit and mixer tap

over. Plumbing for washing machine and space for tumble dryer. Door to bathroom.

BEDROOM 1: 4.36m x 4.34m (into recess). (**14'4" x 14'3" into recess**). Enjoying lovely views over the garden, built-in double wardrobe and door to:-

ENSUITE: With a large fully tiled shower cubicle, WC and wash hand basin.

BEDROOM 2: 3.45m x 3.40m (**11'4" x 11'2"**). Access to loft storage space, built-in double wardrobe, linen cupboard and door to:-

ENSUITE: Also accessed off the utility room and finished with a bath including period style fittings and shower attachment, WC and wash hand basin.

Outside

The property has the benefit of **OFF-ROAD PARKING** and a splendid walled garden enjoying privacy and a lovely sky/tree view. The garden itself is finished with terracing, gravel beds and with low maintenance in mind incorporating roses, herbs and other colourful plants and shrubs

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AGENTS NOTES

There is access to a large storage area off the Mezzanine space and it is thought this could potentially be converted to create a further bedroom (subject to the necessary planning consents).

The parking area is accessed off of a third parties' driveway.

DIRECTIONS: Approaching the village from the Sudbury and Long Melford direction follow the main road through the village, ignoring Mill Lane and following around to the right, the drive is about 100 yards on the right hand side. It is the second turning along the flint wall (the one after Orchard Cottages).

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

EPC RATING: Band F - A copy of the energy performance certificate is available on request.

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

VIEWING: Strictly by prior appointment only through DAVID BURR.



