



**Cherry Tree Cottage, The Green,
Long Melford, Sudbury, Suffolk.**

DAVID
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CHERRY TREE COTTAGE, THE GREEN, LONG MELFORD. CO10 9DH

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 splendid 17th Century period house occupies a lovely position overlooking the village green with a particularly impressive view of the Parish Church. The versatile accommodation combines character with modern convenience and includes a particularly impressive 32ft. kitchen/dining/living room. Further benefits include a large double garage, ample parking, office/studio and charming gardens.

A splendid village house overlooking the green with a stunning 32ft. kitchen/dining/living room, double garage and charming gardens.

An oak door with a pretty leaded glass inserts opens to:-

ENTRANCE HALL: Oak floorboards, useful storage cupboard and light oak doors opening to:-

DRAWING ROOM: 4.57m x 4.31m. (15' x 14'2"). With a high timbered ceiling and leaded glass windows that provide views over the front garden and Church Tower beyond. Inglenook fireplace with oak bresummer and inset multi-fuel stove on a brick hearth. Useful storage cupboard.

SITTING ROOM: 4.47m x 3.4m. (14'8" x 11'2"). A versatile room that could be a dining room if required. Exposed beams, pine floorboards and a feature fireplace (presently sealed) with oak bresummer and stone hearth.

(For office see outbuilding)

GUEST SUITE: 4.21m x 3.91. (13'10" x 12'10"). Exposed beams and pretty leaded glass window. Storage cupboard and fireplace (presently sealed) with oak bresummer an

d brick hearth. Door to:-

Dressing Room: 1.93m x 1.72m. (6'4" x 5'8"). With hand-built wardrobes, storage cupboards and door to:-

Ensuite: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

KITCHEN/DINING/LIVING ROOM: 9.75m x 5m max. (32' x 16'5" max). An exceptional space with a 13ft high ceiling, exposed timbers and a 13ft x 9ft wall of glass providing views over the garden and incorporating bi-folding doors on to terracing. The kitchen area has been finished with a high-quality bespoke hand built solid wood kitchen with extensive attractive units and black marble work tops with inset twin bowl enamel sink unit and mixer tap over. Central island unit with thick oak wood work tops and further storage, shelving/wicker baskets etc. Pantry cupboards. Appliances include; fridge freezer, dishwasher and plumbing for washing machine. Space/point for a large gas/electric range with fitted extractor hood over. Underfloor heating.

CLOAKROOM: WC and wash hand basin.

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First Floor

BEDROOM: 5.48m x 4.57m. (18' x 15'). With exposed beams, built in wardrobe, useful storage cupboards and a leaded glass window that provides lovely views over the green and Church.

En-suite: A spacious room also serving bedroom 3 if required. With a roll top bath and claw foot slipper bath, period style fittings and shower attachment. Large shower cubicle, heated towel rail, WC and wash hand basin.

BEDROOM 3: 4.44m x 4.21m. (14'7" x 13'10"). With built in wardrobes, exposed beams, brickwork and a leaded glass window providing views over the green towards the Church.

Outside

An electric 5 bar gate leads to the drive which provides extensive **OFF-ROAD PARKING** and in turn leads to:-

DOUBLE GARAGE: 19' x 17'3". With electric up and over door, light and power connected and personal door to side.

OFFICE: 3.47m x 2.15m. (11'5" x 7'1"). With light, power and heating. Fireplace (presently sealed) with pretty Georgian grate.

The gardens are a lovely feature, on 3 sides of the property and include well stocked, colourful beds in a traditionally country cottage style. A more formal area is designed with entertaining /dining Alfresco in mind and includes terracing, expanses of lawn etc. External water, power and lighting are connected.

AGENTS NOTE

The property is Grade II Listed.

The property has a speaker system within the kitchen/dining/living room and there are extensive Ethernet points throughout the property. There is a high-tech heating system with a number of individual room controls.

A master thatcher has advised that the property will need re-thatching in the next 3-4 years and a quote has been provided – for further information please contact David Burrs Long Melford office.

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 Councils, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

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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TOTAL APPROX. FLOOR AREA 2362.57 SQ.FT. (219.49 SQ.M.)

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