



DAVID
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**Melford House,
Long Melford, Sudbury, Suffolk.**

MELFORD HOUSE, HALL STREET, LONG MELFORD, SUFFOLK. CO10 9JQ

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 unique double fronted period building occupying an exceptional position in the heart of one of East Anglia's most highly regarded villages. The property has just undergone an extensive program of refurbishment and is now finished to an exceptional standard and provides generous accommodation throughout. This elegant house offers three luxurious double bedrooms each with their own ensuite, a charming sitting room, a newly installed kitchen/breakfast room and further cloakroom. Conveniently placed for amenities and countryside walks. **NO ONWARD CHAIN.**

A luxurious 3 bedroom (3 en-suite) house in the heart of Long Melford.

Front door leading to:

ENTRANCE HALL: A spacious and inviting area with a staircase off, fitted barrier matting and doors to:

SITTING ROOM: 13' x 12 (3.96m x 3.65m) With a large sash window, high ceilings, picture rail and impressive open fireplace with ornate tiled slips and hearth. Recessed storage unit and fitted shelving. Door to:

INNER HALLWAY: With space and plumbing for a washing machine and door leading to cellar. Further door leading to:

CLOAKROOM: With WC, wash hand basin with storage unit below and recessed shelf made from solid oak.

KITCHEN/BREAKFAST ROOM: 14'4 x 7'5 (4.37m x 2.28m) A bright and charming room fitted with a range of shaker style base and wall level units with solid oak work surfaces incorporating four ring Lamona hob and extractor fan above, lemona electric oven below, stainless steel sink with traditional mixer tap above and drainer to side. There is plenty of space for a table and chairs and a pretty sash window overlooks the rear garden. Double doors to garden.

BEDROOM 1: 12'3 x 12'2 (3.73m x 3.70m) With a large sash window, high ceiling, picture rail, arched display recess with shelving and storage below. Open fireplace with tiled slips, hearth and moulded wood surround. Door to:

ENSUITE: Finished with a deep double ended bath complete with period style fittings and shower attachment, separate fully tiled shower cubicle, heated towel rail, WC and wash hand basin. Door to:

CELLAR: 11'2 x 9'8 (3.40m x 2.94m) A useful room currently utilised for storage, housing the water tanks but offering potential as a study.

First Floor

LANDING: Access to loft storage space and door to:

BEDROOM 2: 15'3 x 13 (4.64m x 3.96m) With two sash windows providing a lovely view of the street scene below. Shelved storage cupboard, elegant fireplace with moulded wood surround and tiled hearth. Door to:

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ENSUITE: Finished with an exceptional double ended bath with period fittings and shower attachment. Shower cubicle, WC, heated towel rail and 'his and hers' wash hand basins with fitted mirror above.

BEDROOM 3: 12'3 x 12'3 (3.73m x 3.73m) A large sash window provides pretty street scene view. Victorian fireplace with tiled hearth. Door to:

ENSUITE: Finished with a charming slipper bath with period style fittings and shower attachment. Separate fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

Outside

Enclosed rear garden with a west facing aspect to take full advantage of the afternoon/evening sun.

Access to the rear is provided down Smaley Lane to the left of the property.

AGENTS NOTE

The property is Grade II Listed.

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).

VIEWING: Strictly by prior appointment only through DAVID BURR.

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