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FOR SALE
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ELDON
COTTAGE

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**Eldon Cottage, Hall Street,
Long Melford, Suffolk**



ELDON COTTAGE, HALL STREET, LONG MELFORD, SUFFOLK, CO10 9JR

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 prominent semi-detached house dating back to approximately 1840 in need of modernisation and situated in a prominent position within this well-served and picturesque Suffolk village. A total of three reception rooms are complemented by five bedrooms, a family bathroom and a ground floor cloakroom together with a useful lean-to and cellar. There is the additional benefit of a generous west facing fully private walled garden and garage providing off-road parking. **NO ONWARD CHAIN.**

A charming semi-detached house of considerable character in need of modernisation with generous west facing rear gardens measuring approx. 0.15 acres.

Solid wood front door leading to:-

ENTRANCE HALL: With high ceilings, staircase rising to first floor and doors leading to:-

SITTING ROOM: 14'11" (into bay) x 12'2" (4.55m x 3.72m)
A charming room with a wealth of characterful features including a triple sash bay window, exposed beams to the ceiling and a central fireplace with a moulded wood surround and tiled hearth. Opening leading to:-

DRAWING ROOM: 22'7" x 14'8" (6.88m x 4.46m) With superb proportions and floor-to-ceiling wood and glass panel doors and large sash windows with lovely views over the property's gardens.

DINING ROOM: 14'10" (into bay) x 10'9" (4.51m x 3.27m) With ample space for dining table and chairs and a lovely triple sash bay window overlooking the street scene beyond.

KITCHEN/BREAKFAST ROOM: 17'0" > 8'10" x 11'5" (max) (5.18m > 2.70m x 3.47m) Containing a combination of free-standing and fitted base level units with worksurfaces incorporating a stainless-steel sink with a drainer to each side and mixer tap above. Space for a

free-standing gas cooker, tumble dryer and free-standing refrigerator/freezer. Twin sash windows with views over the gardens as well as a feature fireplace with inset storage.

LEAN-TO: 7'5" x 3'1" (2.26m x 0.94m) A useful space for coats and shoes with views over the rear garden and a door opening onto a stone path.

CLOAKROOM: Containing a WC, wall mounted wash hand basin with tiled splashback and a heated towel rail.

Staircase from the kitchen leading to lower ground floor with access to:-

CELLAR: 12'2" x 10'0" (3.71m x 3.04m) With exposed brick to the floor and walls and exposed timbers.

First Floor

GALLERIED LANDING: Particularly spacious with a large skylight allowing for plenty of natural light, high ceilings and space for a desk or bureau making it ideal for use as a home study and with a large sash

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window overlooking the street scene below. Useful linen cupboard off and further doors leading to:-

BEDROOM 1: 13'2" x 12'1" (4.02m x 3.68m) Well proportioned with a picture rail throughout and large sash window overlooking the street scene.

BEDROOM 2: 11'5" x 10'6" (3.47m x 3.20m) A delightful double bedroom with double doors opening onto a fitted wardrobe and twin sash windows with wonderful open views over the property's rear garden. Feature fireplace with metallic surround and ornate tiled slips.

BEDROOM 3: 13'6" x 10'9" (4.11m x 3.27m) A double bedroom with picture rail throughout and large sash windows allowing for plenty of natural light and with pretty views over Long Melford's high street.

BEDROOM 4: 11'9" x 7'0" (3.57m x 2.13m) Currently utilised as a study and with views over the rear garden and a small fitted storage cupboard.

BEDROOM 5/DRESSING ROOM: 9'2" x 6'6" (2.80m x 1.97m) With the potential to be utilised in a variety of ways including as a dressing room to the master, potential space for an ensuite bathroom (subject to necessary permissions) or as a home office.

BATHROOM: 8'9" x 7'0" (2.67m x 2.14m) Containing a corner shower with tiled surround and glass sliding doors, WC, pedestal wash hand basin with tiled splashback and heated towel rail.

Outside

The property is approached via a shared driveway which in turn gives way to a :-

GARAGE: 15'9" x 8'8" (4.79m x 2.64m) With wooden double doors, and personal door to rear and providing **OFF-ROAD PARKING**. The property's rear garden is truly exceptional and measures in the region of 0.15 acres. While in need of attention throughout the gardens are west facing and therefore receive the best of the afternoon/evening light. A combination of lawn and densely stocked beds contain a colourful variety of plants, flowers, mature trees and fruit trees. Within the grounds are a **TIMBER STORAGE SHED** and **GREENHOUSE**.

AGENTS NOTES

The property is grade II listed.

SERVICES: Main water and drainage. Main electricity connected. Heating by electrically powered storage heaters. **NOTE:** None of these services have been tested by the agent.

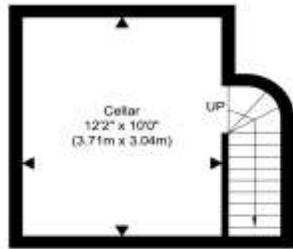
EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

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

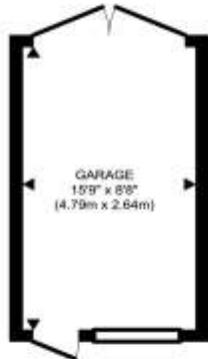
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

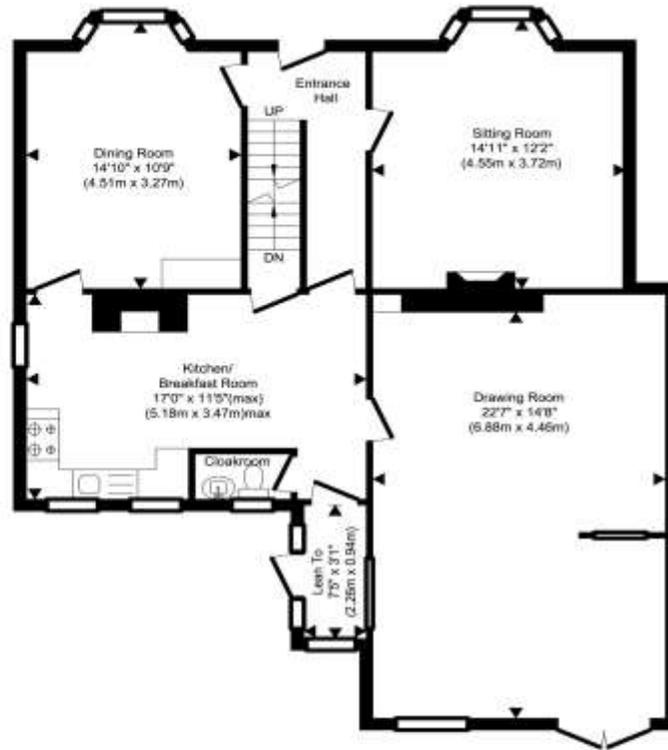
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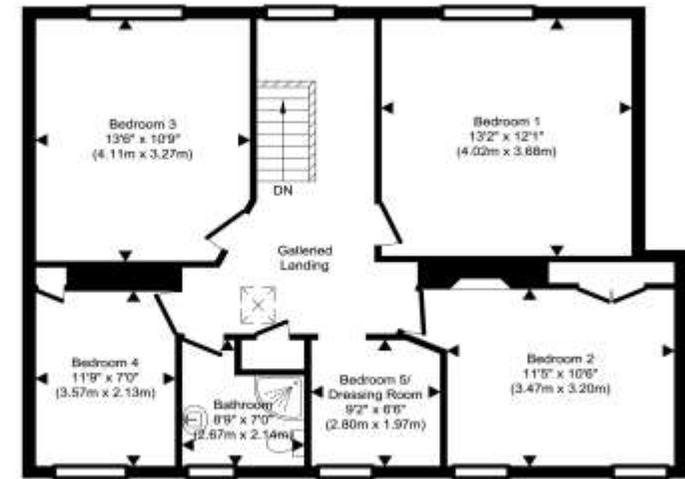
Cellar
Approximate Floor Area
145.31 sq. ft.
(13.50 sq. m)



Garage
Approximate Floor Area
136.05 sq. ft.
(12.64 sq. m)



Ground Floor
Approximate Floor Area
985.65 sq. ft.
(91.57 sq. m)



First Floor
Approximate Floor Area
765.85 sq. ft.
(71.15 sq. m)

TOTAL APPROX. FLOOR AREA 2032.87 SQ.FT. (188.86 SQ.M.)

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