



**The Posting House, Hall Street,
Long Melford, Suffolk**

**DAVID
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THE POSTING HOUSE, HALL STREET, LONG MELFORD, SUFFOLK, CO10 9JA

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 stunning five-bedroom 15th Century hall house within grounds amounting to circa 0.4 acres. An additional barn within the grounds offers scope for secondary accommodation (stpp) with two self-contained commercial units to the front offering a generous income.

A charming five-bedroom house

A solid wood and glass panel door leading to:-

ENTRANCE HALL: With space for shoes and coats and solid wooden panel door leading to:-

DRAWING ROOM: 18'9" x 17'9" (5.72m x 5.41m) A particularly elegant room with your attention immediately drawn to the large walk-in inglenook fireplace with oak bressumer beam, tiled hearth and inset multi-fuel burner. Once forming part of a former hall house, this room has terrific ceiling height measuring 8'9" with exposed original timbers, two casement windows to the front with bespoke secondary double-glazing and fitted shutter blinds. This room is finished with an attractive flagstone floor that continues into the study via open studwork. Stairs leading to first floor.

STUDY: 12'2" x 8'0" (3.71m x 2.44m) Open studwork leads you to this room which is fitted with a traditional double cupboard shelving unit with desk below. Solid wood and glass panel door leading to:-

KITCHEN/BREAKFAST ROOM: 23'0" x 20'8" (7.01m x 6.30m) A wonderfully sociable room split into two distinct areas by a large island unit with initial dining area with ceiling lantern above filling the room with light. The kitchen is fitted with a wide range of traditional country style cupboards and drawer units finished with a dark granite worktop with attractive tile splashback. Integrated appliances include a sink with mixer tap, three-and-a-half NEFF oven and gas hob. Further vegetable draining sink with mixer tap, dishwasher, two full-height fridge/freezers and matching

pantry style cupboard. From this room you enjoy charming views over a terrace seating area with rear garden beyond. Solid wood and glass casement door leading to:-

DINING ROOM: 14'8" x 13'3" (4.47m x 4.04m) A more formal reception room with useful cupboards to either side of the chimney breast. This room is finished with a flagstone floor with tongue and groove panelling and solid wood and glass French doors leading to:-

SITTING/GARDEN ROOM: 13'5" x 11'11" (4.09m x 3.63m) A more recent addition with glass casement windows to two walls and enjoying panoramic views over the garden from this room, French doors leading to a terrace seating area. This room is finished with an oak and quarry tile floor with large built-in storage unit.

Inner Hall: Solid wood and glass panel door leading to the rear terrace and opening to:-

UTILITY ROOM: This room is fitted with a number of shaker style cupboards with thick oak worktop, sink with drainer unit and mixer tap and space for both a tumble dryer and washing machine.

Inner Hall stairs: Stairs to first floor and door leading to:-

CLOAKROOM: A traditional WC and pedestal wash hand basin with attractive tile splashback and traditional heated towel rail.

Offices at:

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First Floor

LANDING: Casement window overlooking the rear garden. Exposed studwork, built-in airing cupboard and solid wooden doors with Suffolk latch ironmongery leading to:-

MASTER BEDROOM: 17'10" x 13'3" (5.44m x 4.04m) A double aspect room with views over the rear garden. This room is part-vaulted exposing roof timbers with fine floor-to-ceiling fitted wardrobes as well as an eaves double wardrobe providing ample storage, exposed timbers and door leading to:-

EN-SUITE: A modern suite consisting of a double walk-in shower cubicle with attractive tile surround, overhead shower, wash hand basin with vanity unit and mixer tap, close coupled WC, heated towel rail and exposed timbers.

BEDROOM 2: 18'6" x 9'9" (5.64m x 2.97m) This is a breath-taking room with original oak floorboards, a vaulted ceiling exposing roof timbers and crown beam with detailing. This room stretches from front to back offering both street scene views and pretty views over the rear garden with mezzanine storage space above dressing room.

DRESSING ROOM/BEDROOM 5: 18'9" x 9'3" (5.72m x 2.82m) Accessed from both the landing and secondary staircase from the drawing room, this room could have a variety of different uses stretching from front to back with exposed timbers, original floorboards, exposed brickwork and an inglenook chimney breast.

BEDROOM 3: 13'10" x 10'5" (4.22m x 3.18m) A generous third bedroom with exposed timbers, double built-in wardrobe and street scene views to the front.

BEDROOM 4: 13'7" x 10'5" (4.14m x 3.18m) A particularly spacious room with exposed timbers and sash window to front with bespoke double-glazed secondary glazing.

BATHROOM: 13'4" x 10'2" (4.06m x 3.10m) A traditional suite consisting of a his-and-hers pedestal wash hand basin with mixer tap, close coupled WC, roll top free-standing bath with mixer tap and handheld shower, a double walk-in shower cubicle with overhead shower, finished with an attractive tile surround, engineered oak flooring and shutter blinds.

WET ROOM: Close coupled WC, wash hand basin, overhead shower and handheld shower with attractive tile surround.

Outside

An underpass with solid wooden gates leads to a shingle drive that provides ample **OFF-ROAD PARKING** with door leading to studio and side access gate leading to:-

To the immediate rear of the property is a large terraced seating area which can be accessed from both the inner hall and garden room. This is a great private space for entertaining with charming views over the garden beyond. The terrace seating area continues round the upper part of the garden with a central lawned area surrounded by raised well-established borders with box hedging, grasses, bamboo and other tropical plants. To the centre of this lawned area you will find a red brick raised pond for carp and other fish. To the right-hand boundary you will find an array of useful outbuildings such as an **OUTDOOR CLOAKROOM** with wash hand basin, WC, **OUTSIDE STORE (21'2" x 6'3"** (6.45m x 1.91m)) and **WORKSHOP (14'6" x 6'2"** (4.42m x 1.88m)).

STUDIO: 44'1" x 14'5" (13.44m x 4.39m) This is a wonderful building that could have a range of uses with access doors from both the shingle drive and rear garden. This is a brick-built building with exposed timbers, heating, electric and water supply. This building has previously had a commercial use but could hand itself well as secondary accommodation to the main house or holiday cottage (subject to necessary planning).

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To the rear of the garden you will find a 7ft soft red brick wall with solid wooden arch doors leading through to the lower part of the garden. The lower garden is predominantly lawn that meanders its way to the back of the garden around well-stocked borders full of colour, shrubs, trees, fruit trees and rose bush borders. A further fenced off area homes a number of raised vegetable beds with large **POTTING SHED** and traditional solid wooden **GREENHOUSE**.

Two commercial units are included within the sale offering a yield of £11,868 per annum:-

UNIT 1: 20'3" x 12'3" (6.17m x 3.73m)

UNIT 2: 15'3" x 11'4" (4.64m x 3.45m)

These units are serviced by a separate cloak room.

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

AGENTS NOTES

The property is Grade II Listed.

The property sits within a conservation area.

EPC RATING: EPC exempt.

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

COUNCIL TAX BAND: F

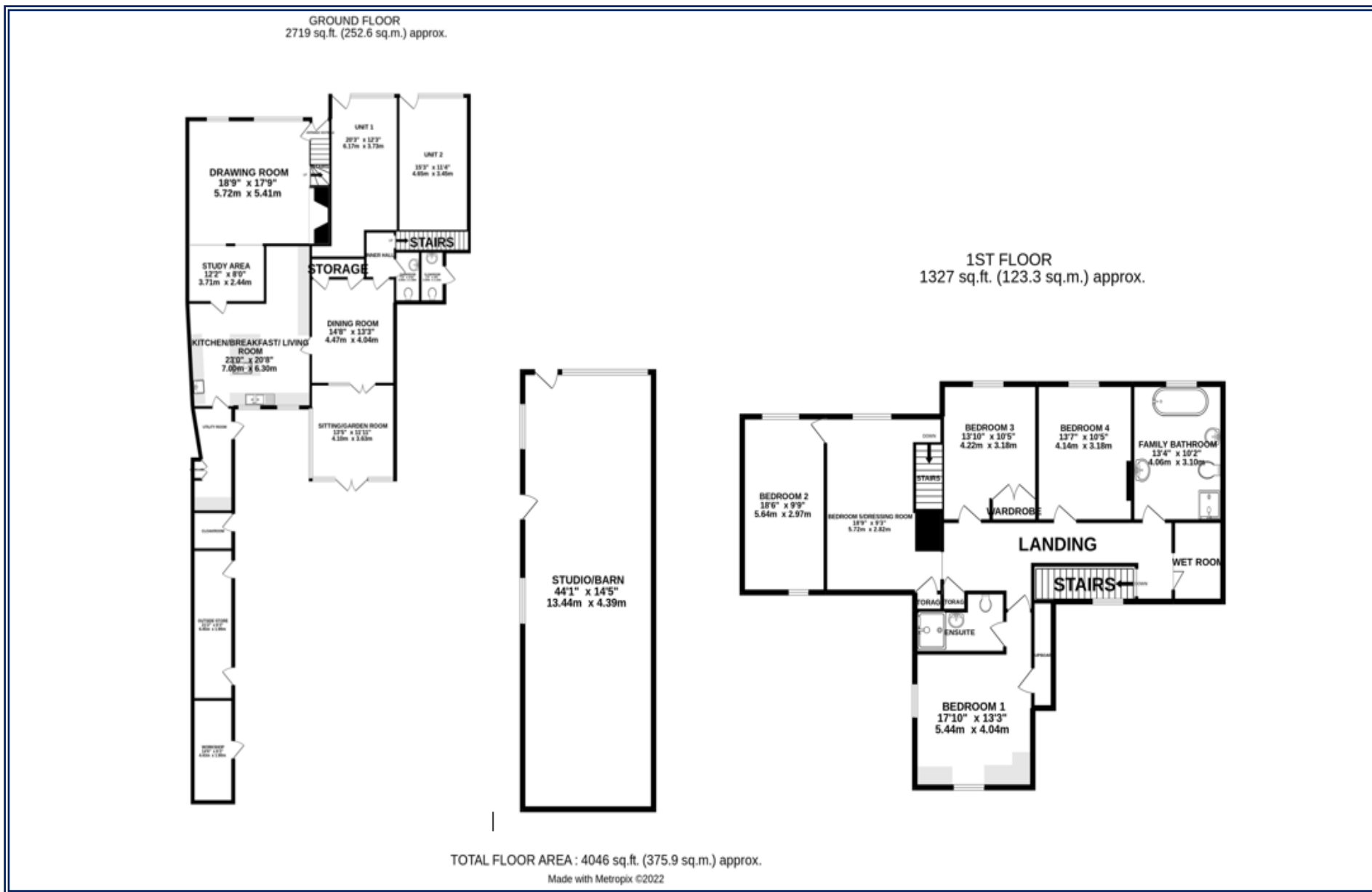
TENURE: Freehold

VIEWING: Strictly by prior appointment only through DAVID BURR.

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