



4 Westgate Terrace
Westgate Street, Long Melford, Sudbury, Suffolk

**DAVID
BURR**



4 Westgate Terrace, Westgate Street, Long Melford, Suffolk, CO10 9DW

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 (10 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

This splendid Grade II Listed house forms part of an elegant terrace of three storey homes (as mentioned in Nikolaus Pevsner's book 'The Buildings of Suffolk') occupying a wonderful setting just off the famous village green. Number 4 has undergone significant improvements/enlargement by the current owners and now provides light versatile space that retains much of the original character whilst offering considerable versatility that is complemented further by a large walled garden.

An elegant Georgian house full of character with extensive versatile accommodation and a generous walled garden.

Door with pretty fanlight over to:

ENTRANCE HALL: (8.31m) 27'3" An inviting area with a stone tiled floor, 10ft ceiling height, picture rail, staircase to first floor, staircase to study and door to:

DRAWING ROOM: (4.65m x 4.34m) 15'3" x 14'2" An elegant room with a 10ft ceiling height, picture rail, deep skirting, exposed floorboards and a sash window with the original fitted shutters. There is recessed book shelving and a fireplace with a marble surround and an inset multi-fuel stove on a brick hearth.

SITTING ROOM: (3.38m x 3.35m) 11'1" x 11' A charming room with a high ceiling, exposed floorboards, useful storage cupboards, picture rail and fireplace with moulded wood surround and inset coal effect stove.

DINING/FAMILY ROOM: (3.91m x 3.4m) 12'10" x 11'2" With a feeling of space created by the 7ft wide wall of glass that opens onto terracing, the garden beyond and in turn provides lovely views of the Church Tower. There is a splendid glass ceiling lantern, sash window and underfloor heating. This room is well-placed with its natural link to:

KITCHEN: (3.3m x 3.3m) 10' x 10' Finished with an extensive range of wood units and oak worktops with a useful recessed storage cupboard within a former fireplace. Space for an electric oven and hob with fitted extractor hood over. Integrated Villeroy & Bosch butler sink with waste disposal, Neff dishwasher and opening to:

UTILITY AREA: Fitted oak worktop, full height storage cupboard, plumbing for washing machine and space for tumble dryer.

Inner Hall: Tiled floor, door to garden and door to:

CLOAKROOM: WC and wash hand basin.

CELLAR/STUDY: (3.25m x 2.84m) 10'8" x 9'4" A versatile space divided into two distinct areas to include a large area useful for storage and another with fitted storage cupboards, exposed beams and utilised as a study.

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First Floor

LANDING: With wide pitch pine floorboards and a sash window which in turn provides for wonderful views over the garden and Church Tower beyond. Staircase to second floor and doors to:

BEDROOM 1: (5.51m x 4.65m) 18'1" x 15'2" Two large sash windows in turn provide an interesting roofscape view with countryside beyond. There are wide exposed floorboards, a high ceiling, picture rail, extensive wardrobes and fireplace with inset ornate Georgian grate and moulded wood surround. Door to:

En-suite: Luxuriously finished with a particularly large shower cubicle, heated towel rail, WC and wash hand basin. Fireplace with ornate Georgian grate and moulded wood surround.

FAMILY BATHROOM: With a high ceiling, picture rail, wainscot boarding, bath including shower attachment over and side screen. Heated towel rail, WC and wash hand basin.

Second Floor

LANDING: Wide pitch pine floorboards, useful storage cupboard and doors to:

BEDROOM 2: (4.17m x 2.87m) 13'8" x 9'5" Wide pitch pine floorboards and a sash window providing far reaching countryside views.

BEDROOM 3: (4.67m x 2.49m) 15'4" (into recess) x 8'2" With wide pitch pine floorboards and a sash window which in turn provides for far reaching field views behind.

Outside

The charming front garden includes areas of lawn, tall hedge line and a wrought iron gate with a flagstone path to the front door.

The large walled rear garden is one of the property's most attractive features, generous in size and incorporating a brick terrace and well immediately behind the house opening to an expanse of lawn. Summer house/storage shed, log store, external lighting and water point.

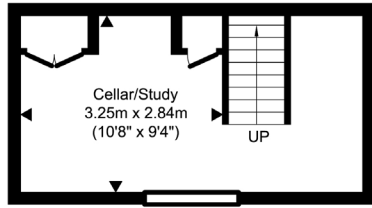
SERVICES: Main water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

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

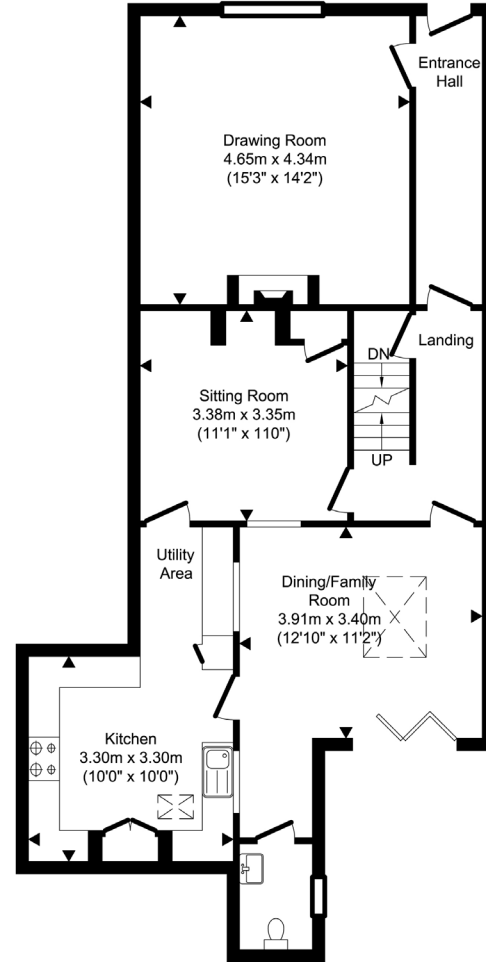
VIEWING: Strictly by prior appointment only through DAVID BURR.



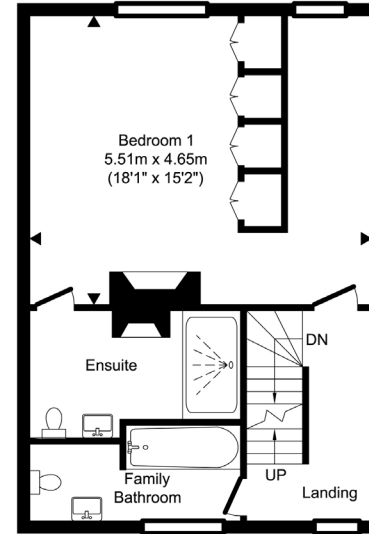
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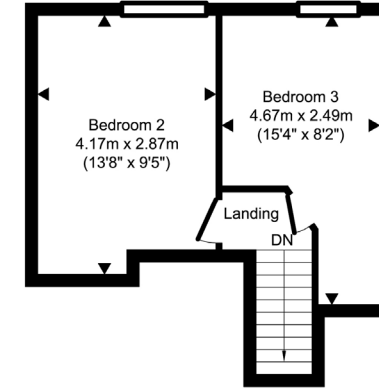
Lower Ground Floor
Approximate Floor Area
168.34 sq. ft.
(15.64 sq. m)



Ground Floor
Approximate Floor Area
830.75 sq. ft.
(77.18 sq. m)



First Floor
Approximate Floor Area
482.11 sq. ft.
(44.79 sq. m)



Second Floor
Approximate Floor Area
259.73 sq. ft.
(24.13 sq. m)

TOTAL APPROX. FLOOR AREA 161.74 SQ.M. (1740.95 SQ.FT.)

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