

DAVID BURR

Primrose Cottage, Long Melford, Suffolk









Primrose Cottage, Hall Street, Long Melford, Sudbury, Suffolk, CO10 9DY

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).

An outstanding end-of-terrace two-bedroom village home in an exceptional, central location with a picturesque garden and a versatile outbuilding/converted garage. Offered with no onward chain.

Accommodation

Characterful, high-quality accommodation is arranged over two levels. On the ground floor, an entrance hall has a staircase leading upstairs with a useful store cupboard below and a door leading into the sitting room which is finished with engineered oak flooring and a fireplace with a stone hearth and inset gas-fired stove with recessed display shelving and storage to one side and a large window overlooking 'Policeman's Green' in front. A doorway leads through into a superb, open-plan kitchen/dining room with a continuation of engineered oak flooring and exposed timbers as well as wall panelling providing a real sense of character. A further brick arched fireplace contains a wood burning stove on a stone paved hearth with recessed shelving and storage to one side.

The kitchen has been finished to a particularly high standard with a wonderful central island with a wine fridge and wine rack. The kitchen contains a matching range of base and wall level shaker style units with quartz work surfaces which incorporate a Belfast ceramic sink and a gas hob with extractor fan over. Integrated electric double oven and slimline dishwasher. Behind the kitchen is a garden room with a vaulted glass ceiling and double doors opening onto attractive paved terracing. There is the potential to utilise the garden room as either a distinct dining space, study or additional reception room. A door leads further onto both a utility area and a ground floor shower room with a W.C. and wash hand basin.

Upstairs are two well-proportioned double bedrooms, both of which benefit from their own en-suites. Bedroom one has plenty of integrated storage/wardrobe space and an outlook over the street scene below. Bedroom two also benefits from fitted wardrobes and has a rear-facing aspect and a tall window allowing for ample natural light. The en-suite to bedroom two also contains a further storage/airing cupboard.

Outside

The property has the benefit of a pedestrian and vehicular access to the right hand side up to the garage which is situated at the rear of the garden. Currently converted into a versatile studio space but with the option to be converted back into a garage for parking of smaller vehicles (subject to any necessary consents). The gardens have been beautifully arranged with a stone paved terrace adjacent to the house itself, and adjacent to the outbuilding and a brick pathway leading through pretty brick walled gardens with well- stocked beds and a high-degree of privacy. Parking is also available in front of the property on a first-come-first served basis.

Agent's notes

The property is Grade II listed and situated within a conservation area.

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There is the benefit of a right of way over land belonging to a third party.

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

EPC RATING: Band D – 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).

COUNCIL TAX BAND: D

TENURE: Freehold

CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: zaps.panoramic.crafted

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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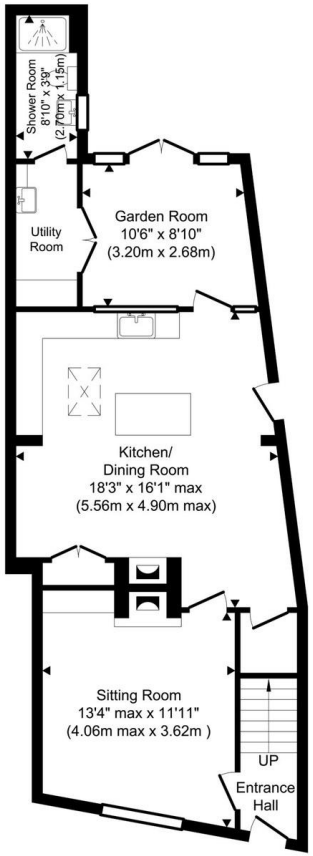
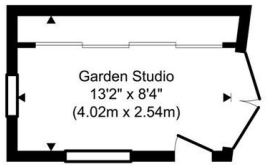
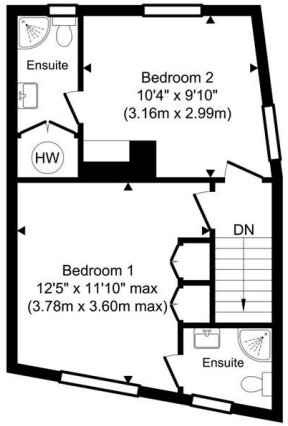


Ground Floor
Approximate Floor Area
659.39 sq. ft.
(61.26 sq. m)



Outbuilding
Approximate Floor Area
109.89 sq. ft.
(10.21 sq. m)



First Floor
Approximate Floor Area
353.27 sq. ft.
(32.82 sq. m)

TOTAL APPROX. FLOOR AREA 1122.56 SQ.FT. (104.29 SQ.M.)

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