



**The Old Stables,
Westgate Street, Long Melford, Suffolk**

**DAVID
BURR**



THE OLD STABLES, WESTGATE STREET, LONG MELFORD, SUFFOLK, CO10 9DR

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 substantial period property which was once the stables belonging to Westgate Park and which was converted in the 1990s into a substantial dwelling. Whilst in need of modernisation throughout, the property represents an excellent opportunity for a purchaser to renovate a period building to their own tastes in one of the area's most well-regarded and highly sought-after villages. Three spacious reception rooms, four double bedrooms and three bathrooms are complemented by a kitchen/breakfast room, utility and plenty of storage throughout. There is the additional benefit of extensive off-road parking, a double garage and workshop and fully private and enclosed partially walled mature gardens. **NO ONWARD CHAIN.**

A substantial period property in need of modernisation on the edge of one of East Anglia's most sought-after villages.

Solid wood front door leading to:-

ENTRANCE HALL: A particularly bright and spacious area with exposed timbers and a staircase rising to first floor. Range of windows overlooking the property's driveway and a hall way which serves the majority of the ground floor rooms. Doors leading to:-

DRAWING ROOM: 22'4" x 13'6" (6.80m x 4.12m) Well-proportioned and with a range of exposed timbers across the walls and a particularly fine exposed brick fireplace with an oak bressumer over and an inset gas stove. Window to front and overlooking open countryside and engineered oak flooring throughout.

SITTING ROOM: 12'8" x 10'2" (3.87m x 3.11m) Currently utilised as a study but which would also be ideal for a further reception room if required. Exposed brick and twin double-glazed windows allowing for plenty of natural light.

DINING ROOM: 19'2" x 10'4" (5.85m x 3.14m) With exposed brickwork and timbers to the ceiling and two windows to front.

KITCHEN/BREAKFAST ROOM: 16'9" x 11'9" (5.10m x 3.57m) With a dual aspect outlook and a partially vaulted ceiling allowing for a sense of space. A range of matching base and wall level units with worksurfaces incorporating a stainless-steel one-and-a-half sink with mixer tap above and drainer to side, fitted Baumatic combination oven and four-ring Samsung ceramic hob. Space and plumbing for a dishwasher and a further integrated microwave. Tiled splashbacks run throughout and a breakfast bar faced with mellow red brick provides a further area of seating. Door leading onto gardens and further door leading to:-

UTILITY: 11'1" x 5'1" (3.39m x 1.55m) Containing a further range of base and wall level units with worksurfaces incorporating an additional stainless-steel sink. Space and plumbing for a washing machine and space for tumble dryer. Water softener and additional space for a free-standing refrigerator/freezer.

SHOWER ROOM: 7'6" x 6'6" (2.28m x 1.98m) Containing a corner shower, WC, wash hand basin and wooden door leading to a **Sauna**.

STORE ROOM: 8'8" x 2'11" (2.65m x 0.89m) Positioned beneath the stairs with space for coats and shoes.

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First Floor

GALLERIED LANDING: With a skylight allowing for plenty of natural light and providing an open view over neighbouring countryside. Access to loft storage space and doors leading to:-

MASTER BEDROOM: 16'9" x 13'6" (5.10m x 4.11m) A generous double room with two skylights and door leading to:-

EN-SUITE: 11'5" x 5'3" (3.48m x 1.60m) Containing a tiled shower cubicle with glass screen door, WC, bidet and pedestal wash hand basin.

BEDROOM 2: 13'1" x 10'4" (4.00m x 3.15m) A further double bedroom with skylight.

BEDROOM 3: 12'8" x 10'4" (3.86m x 3.14m) Well-proportioned and with a skylight allowing for natural light.

BEDROOM 4: 13'7" x 11'2" (4.15m x 3.40m)

FAMILY BATHROOM: 10'4" x 8'11" (3.16m x 2.71m) Containing a large bath with a tiled surround, WC, wash hand basin and bidet.

AIRING CUPBOARD: Containing the hot water tank and space for useful additional storage if required.

Outside

The property is approached through remote operated electric gates with a personal door to side which open into a large brick paved driveway providing extensive **OFF-ROAD PARKING** for numerous vehicles. The driveway itself leads onto a:-

DOUBLE GARAGE: 20'11" x 17'1" (6.37m x 5.21m) Of brick and block construction beneath a peg tiled roof with striking spiral brick pillars. With twin up-and-over doors and power and light connected.

WORKSHOP: 17'2" x 9'5" (5.24m x 2.86m) Situated to the left of the garages with a concrete floor, power and light connected and access to roof storage space.

The property's gardens are primarily situated in an elevated position and are primarily walled with a mellow red brick and an outlook over the neighbouring countryside. The gardens are primarily south and west facing and therefore receive the best of the sunlight throughout the day. An attractive paved terrace is covered by a timber pergola which provides a pleasant area of seating.

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

AGENTS NOTES

The property is Grade II listed.

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:** G

Tenure: Freehold.

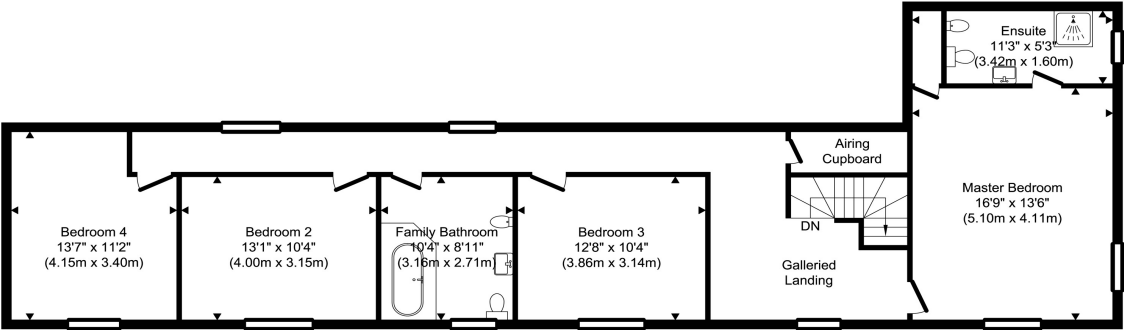
VIEWING: Strictly by prior appointment only through DAVID BURR.

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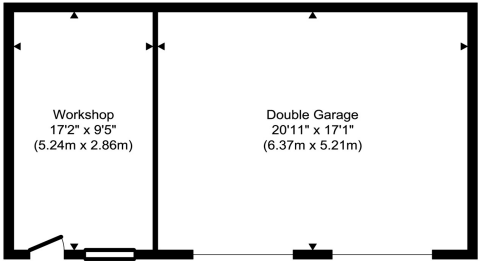
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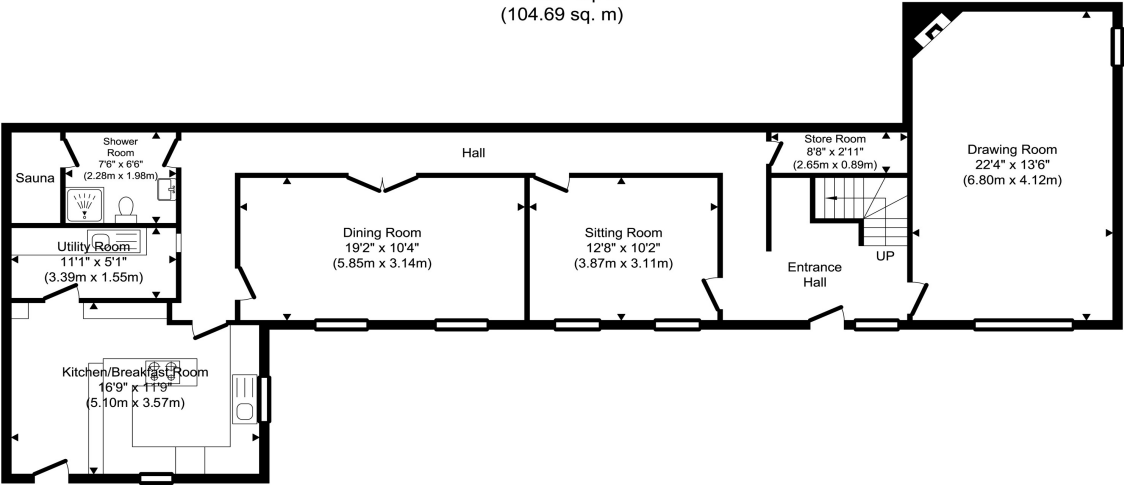
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First Floor
Approximate Floor Area
1126.87 sq. ft.
(104.69 sq. m)



Outside
Approximate Floor Area
526.13 sq. ft.
(48.88 sq. m)



Ground Floor
Approximate Floor Area
1312.65 sq. ft.
(121.95 sq. m)

TOTAL APPROX. FLOOR AREA 2965.67 SQ.FT. (275.52 SQ.M.)
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