



**2 Tudor Cottage, Hall Street,
Long Melford, Suffolk**

**DAVID
BURR**

2 TUDOR COTTAGE, HALL STREET, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9HZ

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).

Thought to date back to the 15th Century and making up the central cottage to one of three from a converted Hall House, this property offers an abundance of character in the form of fireplaces, exposed timbers, sash windows and high ceilings. The property sits within the heart of the village with a private rear garden and studio.

A two-bedroom character cottage in the heart of the village with garden and studio.

ENTRANCE HALL: A solid wooden door thought to date back to the 1500s brings you to this room which is finished with a stone floor with useful storage cupboard for shoes and coats, stairs leading to first floor and solid wooden door leading to:-

SITTING/DINING ROOM: 19'0" x 13'6" (5.79m x 4.11m) A charming room with a 8'6" high ceiling, large bay window offering views over Hall Street with feature fireplace that could be opened up to incorporate an open fire or space for a log burning stove. Wood and glass panel door leading to:-

KITCHEN: 15'7" (max) x 9'8" (4.75m x 2.95m) Fitted with a wide range of matching cupboards with a roll edge worktop, sink with drainer unit and space for oven, fridge/freezer and washing machine with useful understairs storage cupboard. Glass panel door leading to a rear garden terrace with garden beyond.

First Floor

LANDING: Exposed timbers and floorboards with two useful storage cupboards, views over the rear garden and doors leading to:-

BEDROOM 1: 14'9" x 11'4" (4.50m x 3.45m) A particularly elegant room with exposed timbers and large sash window offering pretty views over Hall Street.

BEDROOM 2: 8'7" x 7'6" (2.62m x 2.29m) This room is currently utilised as a guest bedroom with exposed timbers and casement window offering views over the rear garden.

BATHROOM: A contemporary suite comprising of a double-width walk-in shower with attractive tile surround, close coupled WC, pedestal wash hand basin and heated towel rail.

Outside

To the immediate rear of the property is a paved terrace seating area which provides a private space for entertaining with useful outside store and brick-built **STUDIO: 11'0" x 9'3"** (3.35m x 2.82m) with slate roof and power connected offering a great space for working from home which could also be incorporated into the main house, subject to planning.

Beyond this is a private part-walled garden which is predominantly laid to lawn with established borders full of seasonal colours.

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

AGENTS NOTES

The property is Grade II Listed and is situated in a conservation area.

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As is not unusual for a property of this ilk, we understand that the property is subject to and enjoys a right-of-way over the rear garden for bin and maintenance access.

The property also enjoys a flying freehold.

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: D

TENURE: Freehold

WHAT3WORDS: ///sample.respected.wings

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.



