



**Highlanders Barn, Mills Lane,
Long Melford, Suffolk**

**DAVID
BURR**



HIGHLANDERS BARN, MILLS LANE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 0EQ

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 detached unlisted converted barn which has undergone significant remodelling and extension in recent years, situated on a quiet lane on the edge of Long Melford, one of East Anglia's most highly regarded and sought-after villages. The property contains versatile accommodation over three levels and includes an impressive sitting room, separate dining room and an open-plan island kitchen/dining/living room as well as a utility/boot room, play room and a cloakroom at ground floor. Upstairs over the first and second floors are a total of six bedrooms and three bathrooms (one en-suite). In front of the property is an ample driveway providing extensive parking as well as a double cartlodge and double garage whilst to the rear is a private enclosed garden which abuts open countryside. **In all about 0.5 acres. NO ONWARD CHAIN.**

A characterful unlisted detached barn conversion in a rural location set within about 0.5 acres.

Front door leading to:-

ENTRANCE HALL: With slate tiled flooring, exposed timbers and brickwork and staircase rising to first floor with useful storage cupboards below. Useful area of seating for coats and shoes and with an inner hall leading to:-

SITTING ROOM: A well-proportioned, dual aspect room with an impressive central exposed brick chimney breast with oak mantel with open fireplace set within and a herringbone brick hearth. Plenty of space for seating, exposed brickwork and double doors opening onto the rear garden.

DINING ROOM: A characterful dual aspect room with ample space for a dining table and chairs, feature fireplace with cast iron surround, exposed brickwork and timbers.

KITCHEN/DINING/LIVING ROOM: With a continuation of slate tiled flooring and a vaulted ceiling with exposed timbers. Wall of timber bifolding doors opening onto the rear garden and providing an attractive outlook across the garden onto open countryside. The kitchen has been finished to a high standard with tumbled granite island and a range of base and wall level solid wood units with polished granite worksurfaces incorporating a Villeroy and

Boch ceramic sink with mixer tap above and drainer to side and there is space for a free-standing Range cooker with overmantel, tiled splashback and storage to each side. Space for a free-standing refrigerator/freezer, space and plumbing for a dishwasher and further cabinets including display cupboards and plate rack. Plenty of room for a dining table and chairs and further space for seating.

PLAYROOM: A versatile room which could equally function as a snug but currently in use as a children's play room.

UTILITY/BOOT ROOM: With tiled flooring and a stable door leading outside and with a range of base and wall level units with polished granite worksurfaces incorporating a large ceramic sink. Space and plumbing for a washing machine and space above for tumble dryer.

CLOAKROOM: With limestone tiled flooring, WC and vanity suite and panelled walls.

First Floor

GALLERIED LANDING: A superb area with space for seating adjacent to a wall of glass with a view over the property's driveway, front garden and onto

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open fields beyond. A staircase leads to the second floor and further doors leading to:-

PRINCIPAL SUITE: A well-proportioned double bedroom with exposed timbers, attractive outlook over the garden and onto countryside beyond and a door leading into a:-

DRESSING ROOM: With fitted shelving and hanging rails.

EN-SUITE: With tiled flooring, exposed timbers and a free-standing double-ended rolltop bath with claw and ball feet, mixer tap and shower attachment over. Large walk-in shower with tiled surround, rainfall style showerhead and additional attachment below. Traditional style WC, pedestal wash hand basin and a heated towel rail.

BEDROOM 2: A double bedroom with a dual aspect outlook to the front and side and with exposed timbers.

BEDROOM 3: With a dual aspect outlook to the side and rear and with exposed timbers.

BEDROOM 4: With fitted wardrobes, exposed timbers and an outlook to the front.

BATHROOM: Containing a free-standing double-ended rolltop bath with mixer tap and shower attachment over, WC and a pedestal wash hand basin. Tongue and groove panelling throughout.

Second Floor

With skylight, access to eaves storage space and doors leading to:-

BEDROOM 5: A cleverly designed children's bedroom with a distinct study area/wardrobe space, eaves storage and skylights on each side.

BEDROOM 6: A further useful guest bedroom with a range of fitted storage at one end and skylights on each side.

BATHROOM: Conveniently located to serve both second floor bedrooms.

Outside

The property is approached via a private driveway which opens into a large pebbled area of **OFF-ROAD PARKING** for numerous vehicles which is set back from the lane by an area of lawn which contains a stunning mature tree. The driveway leads onto a:-

DOUBLE CARTLODGE: Of timber construction on a brick plinth.

DOUBLE GARAGE: With electrically operated up-and-over door, power and light connected.

Adjacent to the property is a timber **SUMMERHOUSE** and a south-facing terrace providing a pretty area of seating with raised beds. Double gates lead to the rear of the property and into a further area with a brick BBQ area and lawns which extend back to the rear boundary which abuts open fields. Adjacent to the property is a slate tiled terrace ideal for entertaining or dining alfresco. Within the gardens is a useful timber storage shed/summerhouse with power and light connected and a number of mature trees.

SERVICES: Main water. Private drainage by septic tank. Main electricity connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

The agent has been advised that a right-of-way exists for agricultural purposes only across the right-hand portion of the garden which has not been used for some time. For more details please contact the office.

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The property is unlisted and was converted in 1972 and subsequently extended by the current owners in 2013. Further planning permission exists under the same application (ref no. B/13/00175) for a side extension, please visit Babergh District council planning portal for further information.

EPC RATING: Band C – 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: G

TENURE: Freehold

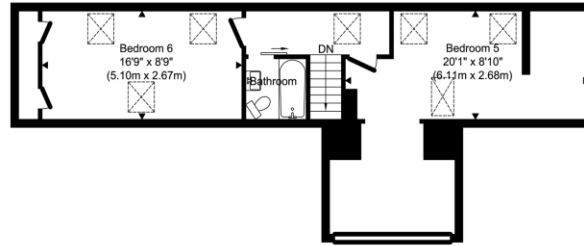
CONSTRUCTION TYPE: Timber framed.

WHAT3WORDS: hazel.workers.blogs

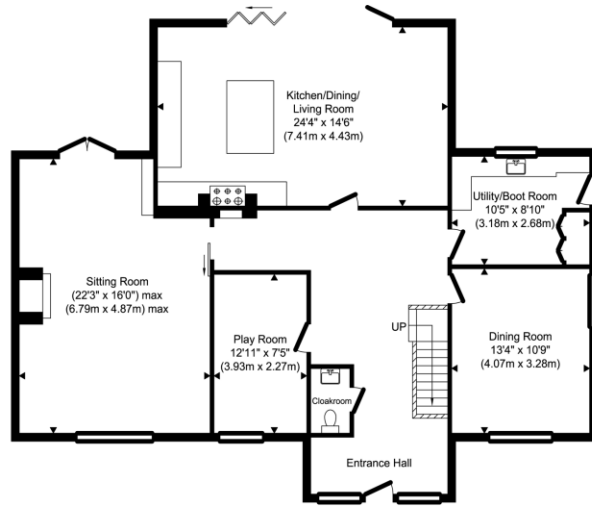
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

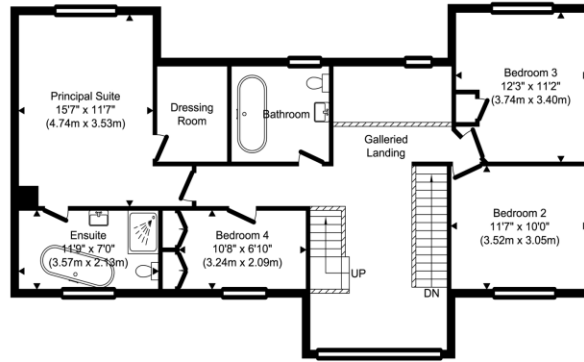
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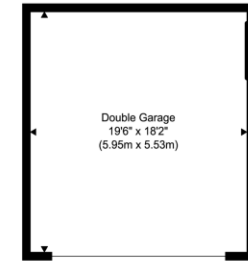
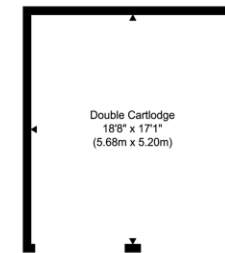
Second Floor
Approximate Floor Area
517.85 sq. ft.
(48.11 sq. m)



Ground Floor
Approximate Floor Area
1383.37 sq. ft.
(128.52 sq. m)



First Floor
Approximate Floor Area
965.73 sq. ft.
(89.72 sq. m)



Outbuildings
Approximate Floor Area
671.99 sq. ft.
(62.43 sq. m)

TOTAL APPROX. FLOOR AREA 3538.95 SQ.FT. (328.78 SQ.M.)
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