



**Grove Cottage, Hungry Hall Lane,
Long Melford, Suffolk**

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GROVE COTTAGE, HUNGRY HALL LANE, LONG MELFORD, SUFFOLK, CO10 9BB

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 beautiful detached village home of considerable character situated within the Kentwell estate on a quiet no-through road which displays numerous wonderful original features including a brick and flint façade, octagonal shafted chimneys, exposed timbers and brickwork. The property contains substantial living accommodation with five reception rooms, four bedrooms and three bathrooms together with a utility and pantry. Mature gardens have been beautifully curated with expanses of lawn and many areas of interest as well as a number of useful outbuildings, a crinkle-crankle wall, plenty of off-road parking and a garage.

A characterful but unlisted four-bedroom detached house situated within the grounds of Kentwell Hall with stunning gardens measuring approx 1 acre (sts).

Front door leading to:-

ENTRANCE HALL: With tiled flooring, useful understairs storage cupboard and pine thumb latch doors leading to:-

SITTING ROOM/STUDY: A versatile reception room currently used as a space to work from home and with a feature fireplace with slate tiled hearth and tiled slips and the remains of a bread oven. A door opens onto a lobby with a further door leading outside and there is an attractive outlook over the gardens.

DINING ROOM: A bright dual aspect reception room with exposed timbers, deep skirting and a picture rail running throughout. Ample space for a dining table and chairs and with an attractive tiled feature fireplace. Staircase rising to first floor and double doors opening into:-

OCTAGONAL ROOM: Clearly steeped in history and an obvious indication of the property's heritage as part of the Kentwell estate, finished in an attractive Elizabethan mellow red brick and with gothic arched leaded light windows with secondary glazing and a beautiful outlook over the gardens.

AGA KITCHEN/BREAKFAST ROOM: A light and spacious room with a sociable layout and a matching range of base and wall level wooden units with

tiled worksurfaces and splashbacks incorporating a double sink with mixer tap and drainer to side. Two-door oil fired AGA Range cooker with twin warming plates and mellow red brick chimney breast behind. Separate four-ring Bosch electric hob and an integrated ATAG double oven. Plenty of storage throughout, space and plumbing for a dishwasher and pretty outlook over the garden. Space for free-standing American fridge/freezer, space for wine cooler and an integrated refrigerator as well. Opening leading to:-

PANTRY: A useful pantry cupboard with fitted shelving and tiled flooring.

UTILITY: With pamment tiled flooring and a range of base level units with solid wood worksurfaces incorporating a ceramic butler sink with a mixer tap above. Space and plumbing for a washing machine, space for tumble dryer and access to loft storage space.

Rear Hall: With double doors opening onto the garden with attractive gothic arched inserts, tiled flooring and a further stable door opening to the driveway.

SHOWER ROOM: With a recently tiled floor, tiled shower cubicle with glass screen door, WC and a wash hand basin. Heated towel rail and a useful storage cupboard with inset shelving and hanging rail.

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DRAWING ROOM: A charming and characterful reception room with exposed brick flooring, exposed timbers and plenty of space for seating. Timber double doors open into:-

GARDEN ROOM: With tiled flooring, range of uPVC double-glazed windows and a door opening to outside and a beautiful outlook over the garden.

Inner Hall: With doors leading to:-

BEDROOM 2: A substantial room with a vaulted ceiling and **mezzanine** level above with space for a double bed. Skylights on each side allowing for plenty of natural light and a window overlooking the property's side garden. Useful recessed walk-in wardrobe area and further space for seating on the lower level.

BEDROOM 3: A well-proportioned double bedroom.

SHOWER ROOM: With a contemporary finish and a large double-width walk-in shower with rainfall style showerhead and recessed shelving, WC, vanity suite and tongue and groove panelled walls.

First Floor

LANDING: Split level and serving:-

BEDROOM 1: A dual aspect double bedroom with gothic arched windows and a range of fitted storage with mirror fronted sliding doors. Exposed floorboards and a partially vaulted ceiling.

BEDROOM 4: A further double room with an outlook over the gardens.

BATHROOM: Containing a corner bath with mixer tap and shower attachment over, WC and a wash hand basin. Useful linen cupboard off.

Outside

The property is approached via a private driveway which serves just a small number of dwellings. The property is accessed through gate posts and into a private area of **OFF-ROAD PARKING** for numerous vehicles which in turn leads onto a:-

DOUBLE GARAGE: With electric roller door, power and light connected.

Beautiful mature gardens surround the property on all sides and include sweeping expanses of lawn which contain various mature specimen trees and a beautiful pond. The garden is enclosed by mature hedging and trees to provide a high degree of privacy. Adjacent to the octagonal room, a mellow red brick crinkle crinkle wall provides an impressive feature which meanders past a cold frame and fruit cages. A gate leads through the crinkle crinkle wall and into a further discreet area of garden with a terrace adjacent to the property itself. Beautifully kept hedging borders gravel pathways and a number of fruit trees. Along the rear wall is a useful **WORKSHOP** with power and light connected, **potting shed** with brick surround and further colourful well-stocked beds. In the corner of the plot is a garage of brick construction beneath a pantile roof. A further area of lawn contains a lavender lined pathway leading up to the brick and flint portico.

SERVICES: Mains water provided via a meter, private drainage. Main electricity connected. Oil fired heating with underfloor heating throughout the ground floor and infrared electric radiator on the first floor. Solar powered hot water heating. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

The property is approached via a private driveway which belongs to Kentwell Hall itself over which the property benefits from a full right-of-way. For more information please contact the office.

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The property is thought to date back to the 1500s at its earliest point (the octagonal room) with subsequent alterations in the early 1800s and more recently approximately 35 years ago when the original brick and flint cottage was connected to the barn to enlarge the accommodation.

The agent has been advised that within the grounds are the remains of a well from which the possibility to pump garden water remains but a buyer should rely on their own investigations in this respect.

EPC RATING: Band E – 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: Brick and flint and timber framed

WHAT3WORDS: bookshop.papers.tapes

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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