



DAVID
BURR

**3 Scutchers Cottages, Westgate Street,
Long Melford, Suffolk**



3 SCUTCHERS COTTAGES, WESTGATE STREET, LONG MELFORD, SUFFOLK, CO10 9DP

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 charming three-bedroom village house situated in a superb tucked away location just moments from the iconic village green and a host of amenities as well as Melford Hall and Kentwell Hall. The property contains characterful accommodation over two levels and has been run as a successful holiday let and therefore would suit buyers looking for an investment but would equally function as a full time residence. On the ground floor is a cleverly designed open-plan sitting/dining room with a double-sided wood burning stove, a kitchen/breakfast room, bathroom and utility cupboard. Upstairs are three bedrooms (one with en-suite) and a further cloakroom. The property provides both front and rear gardens, the latter being west facing and there is the further benefit of a timber storage shed. **NO ONWARD CHAIN.**

A charming three-bedroom cottage in a superb tucked away location with a west facing rear garden.

Front door leading to:-

SITTING/DINING ROOM: A beautiful reception room with a polished wooden floor, arranged into two areas by a central open chimney breast with a double-sided wood burning stove situated on a brick hearth. Plenty of room for a dining table and chairs and seating and with two sash windows overlooking the front garden.

KITCHEN/BREAKFAST ROOM: With a slate tiled floor and a contemporary kitchen with a matching range of base and wall level white gloss units with wood effect worksurfaces incorporating a four-ring stainless-steel gas hob with extractor over and a one-and-a-half stainless-steel sink with mixer tap above and drainer to side. Integrated appliances include a NEFF combination electric oven, refrigerator and freezer and a NEFF dishwasher. Plenty of storage and room for a breakfast table and chairs. Door opening onto the rear garden. Thumb latch door leading to:-

Lobby: With doors leading to:-

BATHROOM: With a continuation of slate tiled flooring and containing a bath with tiled surround and shower attachment over, WC, pedestal wash hand basin and a chrome heated towel rail.

UTILITY CUPBOARD: With space and plumbing for a washing machine, work surface and fitted storage.

First Floor

LANDING: With access to loft storage space, recessed storage area with shelving and hanging rail and doors leading to:-

BEDROOM 1: A double bedroom with a west facing outlook over the garden and a thumb latch door leading to:-

EN-SUITE: Containing a corner shower with tiled surround and glass screen doors, WC, wash hand basin and a chrome heated towel rail. Wall mounted electric mirror with fitted lighting.

3 SCUTCHERS COTTAGES, WESTGATE STREET, LONG MELFORD, SUFFOLK, CO10 9DP

BEDROOM 2: A further double bedroom with dual aspect outlook over both the rear garden and to the front.

BEDROOM 3/DRESSING ROOM: A versatile room currently utilised as a dressing room but which would equally make an ideal occasional bedroom or study if required.

CLOAKROOM: Containing a WC and wash hand basin with tiled splashback.

Outside

The property is approached via a pedestrian pathway leading from Westgate Street to the side of Scutchers restaurant and through a picket gate into the front garden which contains well-stocked borders and a stone pathway leading to the front door.

To the rear of the property is a private enclosed west facing garden which is generous in size and contains a large decked terrace adjacent to the property itself, further pebbled area enclosed by a brick wall leading down to an expanse of lawn with a useful timber storage shed to the rear.

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

AGENT'S NOTES

The property is situated in a conservation area.

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: D

TENURE: Freehold

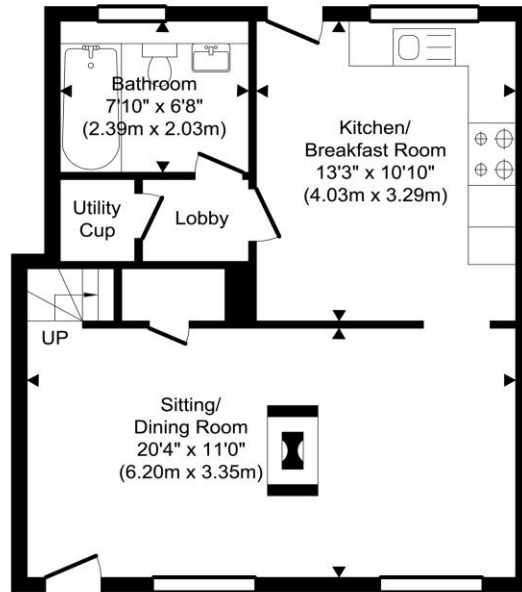
CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: dark.aboard.martini

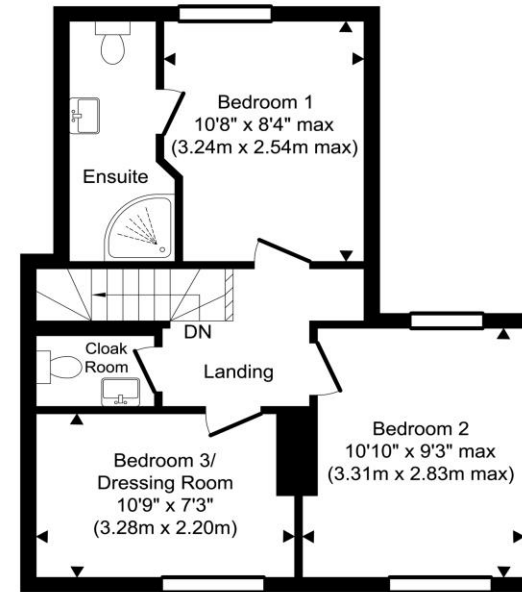
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

3 SCUTCHERS COTTAGES, WESTGATE STREET, LONG MELFORD, SUFFOLK, CO10 9DP



Ground Floor
Approximate Floor Area
484.05 sq. ft.
(44.97 sq. m)



First Floor
Approximate Floor Area
393.42 sq. ft.
(36.55 sq. m)

TOTAL APPROX. FLOOR AREA 877.47 SQ.FT. (81.52 SQ.M.)

Produced by www.chevronphotography.co.uk © 2024

