



**3 Old Court Houses, Hall Street,  
Lond Melford, Suffolk**





# 3 OLD COURT HOUSES, HALL STREET, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9DY

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).

This charming one-bedroom cottage enjoys off-road parking and a private southerly facing walled garden in a secluded position set back from Hall Street within touching distance of village amenities and countryside walks.

## A delightful one-bedroom cottage with a southerly facing walled garden and off-road parking.

Obscure glass panel door leading to:-

**ENTRANCE HALL:** With space for a dining table and chairs, double door airing cupboard and doors leading to:-

**SITTING ROOM:** A light elegant room with casement windows overlooking the walled rear garden and further glass panel door leading to rear terrace. Useful understairs storage cupboard, attractive soft white brick fireplace with useful alcoves for sitting room furniture and shelving with door leading to inner hall.

**KITCHEN:** The kitchen is fitted with a wide range of matching units with a large stainless-steel sink with mixer tap and double drainer, space for fridge/freezer, washing machine and oven with casement window and casement door offering pretty views over the walled garden and access to rear terrace.

**Inner Hall:** Staircase leading to first floor and door leading to:-

**BATHROOM:** A three-piece suite consisting of a close coupled WC, pedestal wash hand basin and large panel bath with mixer tap and tiled surround.

### First Floor

**MASTER BEDROOM:** With space for a large double bed and dressing table with a bank of fitted double wardrobes providing useful storage with Victorian style dormer window offering charming views over the southerly facing rear garden. Door leading to:-

**CLOAKROOM:** With pedestal wash hand basin and close coupled WC.

### Outside

To the front of the property is a shingle driveway providing **OFF-ROAD PARKING** and in turn providing access to the front door.

To the immediate rear of the property is a private seating terrace being a great space to enjoy the walled garden from with the rest of the garden being predominantly shingle with well-established borders offering seasonal colour as well as a range of rose bushes and climbers offering a contrast of colour against the soft red brick backdrop.

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

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## AGENT'S NOTES

The property is Grade II listed.

The property enjoys a right-of-way over the neighbouring driveway.

**EPC RATING:** Exempt - listed.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** B.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick.

**WHAT3WORDS:** underway.gives.coasters

**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.





