



**6 Chapel Green, Little St. Marys
Long Melford, Suffolk**

**DAVID
BURR**



6 CHAPEL GREEN, LITTLE ST MARYS, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9HX

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 Grade II listed cottage situated in a highly desirable position within short walking distance of the amenities of one of East Anglia's most highly regarded and picturesque villages. The property would serve well as either a holiday home, investment or a full-time residence and displays characterful accommodation over two levels. An entrance hall serves a sitting room which leads through to a dining room and a garden room as well as a kitchen, utility/hallway and shower room on the ground floor. Upstairs are two well-proportioned bedrooms and a further bathroom. Off-road parking is available on the greensward in front while to the rear is a generous garden which includes an attractive brick outbuilding with pantile roof which is currently utilised as a home bar.

A two-bedroom, two-bathroom characterful cottage a short walk from the centre of the village.

Front door leading to:-

ENTRANCE HALL: With exposed floorboards, staircase rising to first floor and a useful understairs storage cupboard. Wood panel doors leading to:-

SITTING ROOM: 11'2" x 11'0" (3.40m x 3.36m) An attractive reception room with a pretty bay window overlooking the green itself, exposed floorboards and a central exposed brick fireplace with oak bressummer beam and inset wood burning stove. Opening leading to:-

DINING ROOM: 11'0" x 9'7" (3.36m x 2.93m) With plenty of space for a table and chairs, Victorian style open fireplace and serving hatch leading to the kitchen. Opening leading to:-

GARDEN ROOM: 12'3" x 11'3" (3.74m x 3.42m) A high-quality addition with wood effect flooring, skylights and double doors onto the rear garden. Exposed brick and flint and opening leading to:-

KITCHEN: 13'0" x 6'6" (3.97m x 1.98m) With terracotta tiled flooring and a matching range of base and wall level units with worksurfaces

incorporating a ceramic one-and-a-half sink with mixer tap above and drainer to side. Space for a free-standing dishwasher, refrigerator and freezer and space for range cooker with extractor fan above.

UTILITY/HALL: With space and plumbing for a washing machine and a thumb latch door leading to:-

SHOWER ROOM: Containing a shower cubicle with glass screen door, WC and a vanity suite together with a chrome heated towel rail.

First Floor

LANDING: With access to loft storage space and doors leading to:-

BEDROOM 1: 14'1" x 11'9" (4.29m x 3.57m) A particularly generous double bedroom with a Victorian cast-iron fireplace and with two fitted wardrobes off. Secondary glazed sash window with an attractive outlook over the green.

BEDROOM 2: 12'2" > 8'10" x 9'10" (3.72m > 2.68m x 2.99m) A further double bedroom with an open outlook across the garden.

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BATHROOM: Containing a free-standing rolltop bath with claw feet, mixer tap and shower attachment over. WC, pedestal wash hand basin, chrome heated towel rail and with a useful storage cupboard off.

Outside

In front of the property is an area of **OFF-ROAD PARKING** which is enjoyed through cordial cooperation with neighbouring properties who also make use of Chapel Green for parking.

To the rear of the property is an enclosed garden which contains areas of seating, well stocked beds and a number of mature plants and trees. Within the garden is a:-

BAR/WORKSHOP: A versatile space currently utilised as a home bar with power and light connected, exposed brickwork and timbers.

AGENT'S NOTES

The property is Grade II listed and stands within a conservation area.

As is not uncommon with properties in a village setting, the property both enjoys and is subject to rights-of-way to the rear. For more information please contact the agent.

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

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: C

TENURE: Freehold

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 80 mbps download, up to 20 mbps upload
Phone signal: Yes – EE, Three, O2, Vodafone.

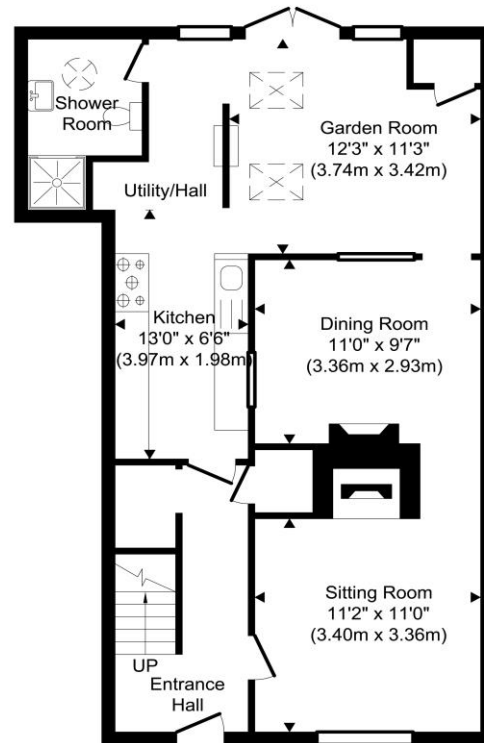
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WHAT3WORDS: eased.riverbank.distanced

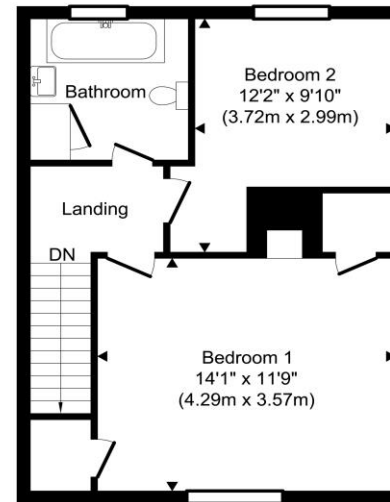
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
685.12 sq. ft.
(63.65 sq. m)



First Floor
Approximate Floor Area
440.88 sq. ft.
(40.96 sq. m)

TOTAL APPROX. FLOOR AREA 1126 SQ.FT. (104.61 SQ.M.)
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