



Ruskin, Long Melford,
Suffolk

DAVID
BURR

Ruskin, Hall Street, Long Melford, SUFFOLK, CO10 9JA

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).

Situated in the heart of Long Melford, this charming three-bedroom, Grade two listed cottage is ideally positioned for village amenities, with garage and private rear garden. Heavily-beamed rooms add to the property's charm with two reception rooms to ground floor, kitchen/dining room and dressing room to master bedroom.

SITTING ROOM: A solid wooden door leads to this room with bay, leaded windows to the front. Your attention is immediately drawn to the soft red brick fireplace with oak bressumer beam and useful alcoves for living room furniture. Door leading to

INNER HALL: Staircase rising to first floor and door leading to

KITCHEN/BREAKFAST ROOM: The kitchen is fitted out with a range of matching shaker-style units with stone effect worktop above, tongue and groove splashback with integrated appliances that include an oven with ceramic hob and extractor, composite sink with draining unit and mixer tap with space for a fridge/freezer and washing machine. Again, this is a heavily timbered room with space for a breakfast table. A glass-panelled door provides service access to the garage with further door leading to

DRAWING ROOM: A particularly elegant room with magnificent exposed timbers and leaded windows offering charming views over the rear garden. A soft red brick fireplace grabs your attention in this room with herringbone brick hearth and oak bressumer beam.

First Floor

LANDING: Double door cupboard providing useful storage with doors leading to

BEDROOM 1: a particularly spacious room with built-in double slide wardrobe with hanging rail and shelf storage with further linen store and door leading to

DRESSING ROOM/BEDROOM 4: Situated at the back of the house, leaded windows provide charming views over the rear part-walled garden. This is a heavily beamed room which is plenty big enough as a bedroom but leading from the main bedroom would lend itself well as a dressing room.

BEDROOM 2: A generous second bedroom with an extensive range of built-in cupboards, exposed timbers and chimney breast.

BEDROOM 3: A spacious third double bedroom with exposed timbers and useful alcove for bedroom furniture.

BATHROOM: A three-piece suite consisting of a wash hand basin with vanity unit, large panelled bath with mixer tap and handheld shower, close coupled WC and useful storage cupboard.

Ruskin, Hall Street, Long Melford, SUFFOLK, CO10 9JA

Outside

To the immediate rear of the property is a shingle terrace being a great space for entertaining with the rest of the garden being predominantly laid to lawn with a wonderful flint wall backdrop, borders full of seasonal colour, a number of fruit trees and a useful store towards the back of the garden.

GARAGE: Double doors from Hall Street bring you to this room as well as a service door from the kitchen/breakfast room, this room is big enough for a reasonably-sized vehicle with storage space beyond and glass-panelled door leading to rear garden.

SERVICES: Main water, drainage and electricity connected. Electric radiator heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – 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: E

CONSTRUCTION TYPE: Timber

WHAT3WORDS:

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

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.

