



**The Gables, Hall Street,
Long Melford, Suffolk**

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THE GABLES, HALL STREET, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9JT

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 detached five-bedroom house is centrally located within touching distance of all the wonderful amenities Long Melford has to offer. Unusually for a property on Hall Street, this property is fully detached with ample off-road parking and garaging boasting generous size rooms full of natural light from the sash windows with private walled grounds to the rear.

An iconic village home.

THE PROPERTY

The Gables has a wonderful elegant appearance coming from its double fronted redbrick façade, cornice hood detailing, double hung sash window and original octagonal chimney shafts. Many of these character features continue throughout with large sash windows filling the spacious square rooms, associated with Georgian era, with natural light. 16th century features are found in many of the rooms in the form of exposed studwork, original beams and feature mullion window providing a glimpse of the properties history.

A plain column portico and solid wood panel door brings you to the entrance hall which is an incredibly inviting central room with Georgian style staircase guiding you to first floor with exposed timbers and bench seating finished with a quarry tile floor. Two reception rooms can be found either side of the entrance hall, one of which is a more formal dining room, the other being a heavily timbered double aspect drawing room with two soft red brick fireplaces with inset coal effect gas burning stoves. Stretching across the back of the property you will find a particularly sociable kitchen/breakfast room leading onto a wonderful orangery offering panoramic views over the rear garden with access to the rear terrace for entertaining. The kitchen is fitted with a wide range of traditional high quality units from Knights country kitchens, with granite worktop above and a three-oven gas AGA with further ceramic hob nestled in an original fireplace. Other integrated appliances include a combination oven and warming tray, dishwasher and full-height fridge, larder cupboard and walk-in pantry. This is a particularly heavily timbered room with an original mullion window and glass covered Well with uplighting. A solid wooden door from the kitchen/breakfast room leads through to what was an original outbuilding converted in 2003 to a large boot room offering fantastic cupboard storage and space for other white goods with neighbouring utility room, again with extensive storage, with doors to both the driveway and rear garden with the addition of a downstairs wet room. This has been incredibly well thought-out for practical modern living.



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Ground Floor

RECEPTION HALL: 19'10" x 14'9" (6.05m x 4.50m)

DRAWING ROOM: 32'8" x 13'10" (9.96 x 4.22m)

DINING ROOM: 18'2" x 13'4" (5.54m x 4.06m)

KITCHEN/BREAKFAST ROOM: 28'3" x 17'1" (8.61m x 5.21m)

ORANGERY: 19'11" x 16'7" (6.07m x 5.05m)

BOOT ROOM: 10'3" x 9'8" (3.12m x 2.95m)

UTILITY: 10'1" x 6'9" (3.07m x 2.06m)

SHOWER ROOM:

First Floor

LANDING:

MASTER BEDROOM: 18'9" x 13'9" (5.72m x 4.19m)

HIS EN-SUITE:

HERS EN-SUITE:

BEDROOM 2: 13'9" x 12'3" (4.19m x 3.73m)

BEDROOM 3: 14'1" x 10'7" (4.29m x 3.23m)

BEDROOM 4: 14'1" x 9'8" (4.29m x 2.95m)

BEDROOM 5: 12'10" x 9'4" (3.91m x 2.84m)

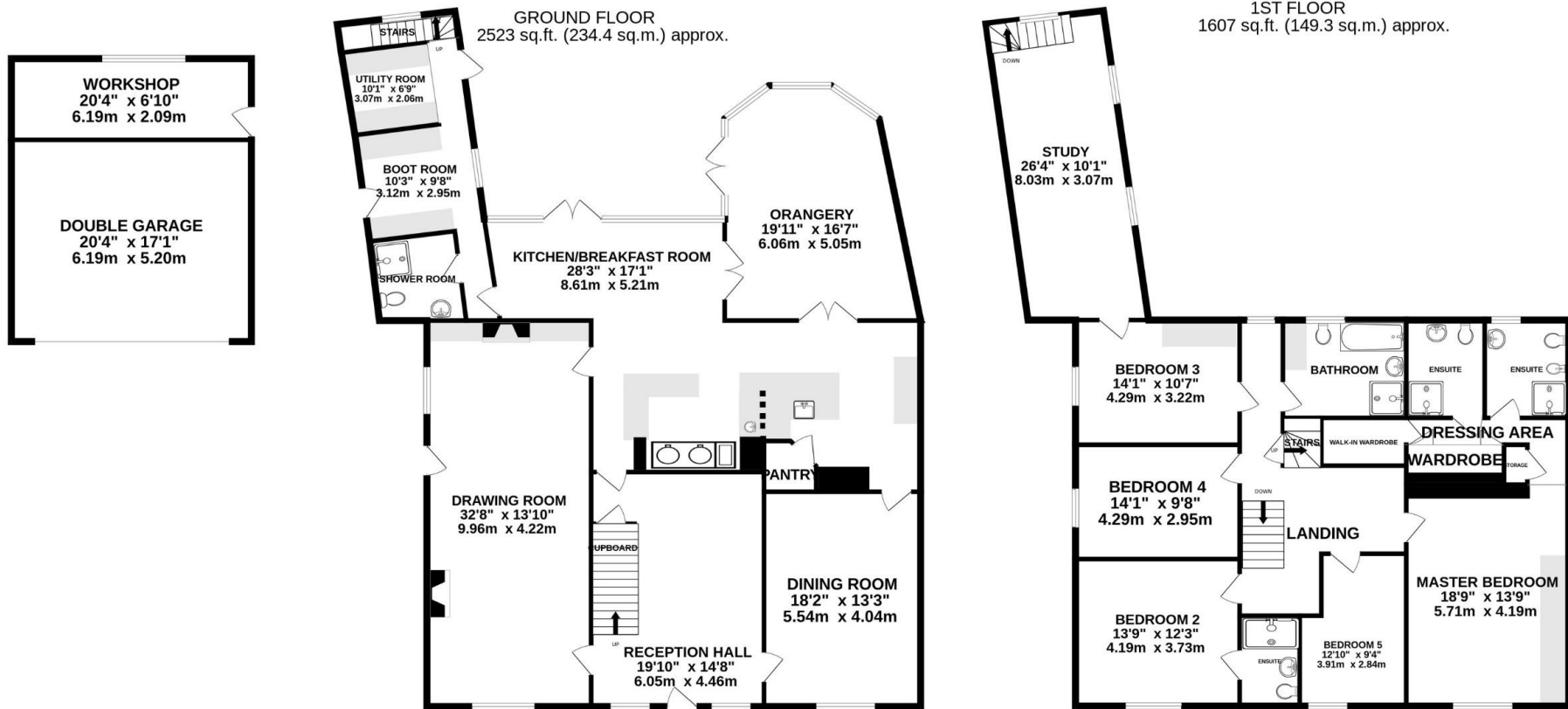
BATHROOM:

STUDY: 26'4" x 10'1" (8.03m x 3.07m)

First floor

A central landing provides access to each of the five bedrooms which are all of a generous size full of natural light from the large sash windows with the guest bedroom to the front of the property being serviced by its own private en-suite with a further family bathroom serving the remaining three. The master suite sits from front to back and is fitted with an extensive range of wardrobes and further walk-in wardrobe with his-and-hers separate en-suite shower rooms to the back of the house overlooking the private walled garden. Accessed off the third bedroom and via a secondary staircase from the boot room is a large study with charming views over the rear garden being a great hobbies room or for someone looking to work from home.

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TOTAL FLOOR AREA : 4130 sq.ft. (383.7 sq.m.) approx.

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OUTSIDE

To the immediate rear of the property is a large terrace seating area surrounded by raised soft red brick borders offering seasonal colour as well as a range of climbers and footpath leading towards the back of the garden. The walled westerly facing rear garden enjoys sunlight throughout most of the day planted out with a number of established trees including Silver Birch and a number of Acers as well as fruit trees leading round to the vegetable garden where you will find a further crinkle crinkle walled boundary.

A gated shingle drive can be found to the front of the property providing ample off-road parking and access to the double garage with large workshop space beyond.

DOUBLE GARAGE: 20'4" x 17'2" (6.20m x 5.23m)

WORKSHOP: 20'4" x 6'11" (6.20m x 2.11m)

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

AGENT'S NOTES

The property is Grade II listed.

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: G.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: twitches.punctured.riding

VIEWING: Strictly by prior appointment only through DAVID BURR.

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