



DAVID
BURR

BRIAR HOUSE, CLARE ROAD,
LONG MELFORD, SUFFOLK



BRIAR HOUSE, CLARE ROAD, Long Melford, Suffolk.

An impressive detached country residence of considerable character constructed in 2001 set within around 4.5 acres of park-like grounds.

Sudbury - 3 miles. Bury St. Edmunds - 15 miles, both with commuter link to London Liverpool Street Station.

- Stunning unlisted neo-Victorian manor house
- Constructed between 2001-2003 using reclaimed Victorian materials from a former dwelling on the same site
- Three elegant reception rooms
- Orangery/garden room
- Snug/study
- Kitchen/breakfast room
- Six/seven bedrooms
- Four/five bathrooms
- Self contained annexe
- Additional self-contained gate house
- Two double cartlidges
- Detached outbuilding with workshop and laundry room/utility
- Ample parking and carriage circle to the front of the house
- Park-like lawns with numerous specimen trees
- Natural pond with temple adjacent
- Beautiful formal gardens
- **In all about 4.5 acres**



LOCATION

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).

THE PROPERTY

Briar House is a notable country residence which was constructed by the current owner between 2001-2003 following the demolition of a smaller Victorian dwelling, situated on the same site. The build process utilised much of the original materials ensuring various characterful features have been preserved, while also providing modern conveniences. Elegant accommodation is arranged over three levels and includes a drawing room, sitting room and dining room, together with a study/snug and an orangery. An AGA kitchen/breakfast room also contains a utility area and there is also a ground floor cloakroom and pantry. Over the first and second floors are a total of six/seven bedrooms served by four/five bathrooms, the master benefitting from both a dressing area and en-suite.

The gardens are outstanding and arranged into two main areas. To the front, the property is accessible via a long driveway with substantial lawns to the front of the house and a fine carriage circle. To the rear is a sweeping expanse of lawn with the focal point being a natural pond at the rear of the plot, various specimen trees and formal gardens to each side of the house. Two self contained annexes provide income potential or the ability to provide multi-generational living. There is ample parking including two double cartlidges and a substantial outbuilding/garage/workshop with garden stores and a laundry room adjacent.

In all about 4.5 acres (sts).

AGENT'S NOTES

A covenant exists which ensures that the rear garden remains classified as amenity land.

The property is unlisted.

POSTCODE: CO10 9AE **WHAT3WORDS:** concerned.tightest.scoping

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council – Council tax band G.



HOUSE

PORTICO: With tuscan columns and front door with superb fan light over opening into:-

ENTRANCE HALL: A particularly impressive entrance with engineered oak flooring and handmade staircase with mahogany handrail leading to the first floor with galleried landing over. High ceilings, ornate cornicing and deep skirting throughout and doors leading to:-

DRAWING ROOM: An elegant room with high ceilings, deep skirting and ornate cornicing throughout and a superb central fireplace with brick curved surround, herringbone brick hearth and inset wood burning stove. Partially wood panelled walls and tall windows and double doors offering a fine view over the property's gardens. Double doors opening into:-

GARDEN ROOM: A high-quality extension with tall windows and atrium style skylight allowing for plenty of natural light and a fine view over the property's formal gardens to the side. Exposed brickwork and tiled flooring.

DINING ROOM: An impressive formal dining area with a dual aspect outlook over the gardens and an open-hearth fireplace. Superb ornate cornicing, exposed floorboards and deep skirting throughout.

SITTING ROOM: A charming reception room with a dual aspect outlook and secondary glazing to each side and a central fireplace with inset wood burning stove situated on a stone tiled hearth with carved wood mantel.

STUDY/SNUG: With exposed wooden floorboards and a fireplace with a brick hearth and inset wood burning stove. A superb area to work from home or which could equally be used as a further reception room if required and with partially wood panelled walls and door opening into the property's side gardens. Recessed book shelving to each side of the fireplace and further storage cupboards off.

Inner Hall: With a door opening onto the gardens, substantial **PANTRY** off and opening into:-

AGA KITCHEN/BREAKFAST ROOM: With tall ceilings and exposed timbers and finished with a high-quality range of bespoke crafted solid wood base and wall level cabinets with polished granite worksurfaces incorporating a Twyford butler sink with mixer tap above and drainer to side and a two-ring electric hob. Two-door AGA Range cooker with twin warming plates, carved wood overmantel and tiled splashbacks. An additional Lamona electric combination oven is integrated adjacent to the sink as well as a Miele dishwasher.

A central island provides additional storage also with granite top and there is a wall mounted plate rack, display shelving and plenty of room for a breakfast table and chairs adjacent to a leaded light window. Opening into:-

UTILITY AREA/BOOT ROOM: With Crema Marfil tiled flooring, glass panel double doors opening onto decking and with a beautiful view over the property's garden and down towards the natural pond. Base and wall level bespoke crafted cabinets with wood worksurfaces incorporating a further butler sink and with space and plumbing for a washing machine. Further cupboard containing the refrigerator and freezer.

CLOAKROOM: With exposed wooden floorboards, WC and vanity suite with recessed mirror.

First Floor

GALLERIED LANDING: With a large window offering a beautiful view over the garden, galleried landing over the entrance hall and further staircase rising to second floor. Double doors open onto a useful airing cupboard and doors lead to:-

PRINCIPAL SUITE: A superb double bedroom with a dual aspect outlook over the property's grounds. Feature fireplace and door opening into:-

DRESSING ROOM/BEDROOM 5: A versatile room with extensive fitted wardrobes, dual aspect outlook and cast-iron feature fireplace. Further door opening onto the landing and additional door leading to:-

EN-SUITE: Containing a bath with shower and mixer tap over, WC, wash hand basin and a heated towel rail.

BEDROOM 2: A well-proportioned dual aspect room with a cast-iron feature fireplace.

BEDROOM 3: A dual aspect room with leaded light windows, views over the garden and a cast-iron feature fireplace as well as exposed timbers.

BEDROOM 4: An ideal children's room with cast-iron fireplace, view over the side gardens and a door leading to:-

EN-SUITE: Containing a panel bath with mixer tap and shower attachment over, WC, pedestal wash hand basin and a chrome heated towel rail.

BATHROOM: With polished tile flooring and partially wood panelled walls and containing a walk-in shower with rainfall style showerhead and glass screens. Free-standing cast-iron bath with mixer tap over, claw and ball feet. WC, wash hand basin and heated towel rail.

Second Floor

BEDROOM 6: An ideal guest room with plenty of room for a double bed, view over the garden and door leading to:-

EN-SUITE WET ROOM: Containing a shower, WC and pedestal wash hand basin.

BEDROOM 7: A further double room with a view over the gardens and door leading to:-

POTENTIAL BATHROOM: With fittings in place to create an en-suite and currently containing a WC and a pedestal wash hand basin.

Outside

Access to the property is via a sweeping gravel driveway through a sliding gate off of the highway with space to pull in. The driveway sweeps past the gate house (see below) and onto a carriage circle in front of the house with a central willow tree. To the immediate front of the property are expanses of lawn populated by a number of mature specimen trees. The driveway also continues onto a courtyard area with two **DOUBLE CARTLODGES** providing sheltered parking, both of which have power and light connected. Also accessible from the courtyard is a:-

OUTBUILDING

A versatile building offering a variety of potential uses, including for business purposes (subject to any necessary consents) and arranged in the following way:-

GARAGE: A large area with exceptional ceiling height, insulated ceiling, power and light connected. The current owner has utilised this area for the renovation of various vehicles and comfortably houses three substantial vehicles with further working area. Useful storage area above and a door leading into:-

WORKSHOP: With fitted workbenches, power and light connected and a variety of machinery which could be available via separate negotiation should a purchaser be interested.

UTILITY/LAUNDRY: A useful area previously used by the current owners for the laundry of the two holiday cottages and containing a washing machine, tumble dryer and range of fitted storage as well as a water supply. Further machinery store off.

ANNEXE/COTTAGE

A superb self-contained residence which offers the potential to cater for those looking for multigenerational living or as a means to generate income through holiday lets (subject to any necessary permissions). Accommodation includes:-

SITTING/DINING ROOM: With plenty of space, drop down Murphy bed, feature fireplace and a door leading to:-

SHOWER ROOM: With WC, pedestal wash hand basin and walk-in tiled shower.

KITCHEN: With a quarry tiled floor and a range of base level units with wooden worksurfaces incorporating a four-ring electric hob, butler sink with mixer tap above and drainer to side, tiled splashback and a wall mounted plate rack over. Space and plumbing for a washing machine, space for dishwasher and an integrated Zanussi cooker. Staircase rising to:-

First Floor

LANDING: With doors leading to:-

BEDROOM: With a view over the gardens.

BATHROOM: With tiled flooring, bath with mixer tap and shower over, WC and wash hand basin.

THE GATE HOUSE

Also with the possibility to be utilised as a holiday let (subject to any necessary consents) and containing a:-

BEDROOM: With partially wood panelled walls, partially vaulted ceiling and an entrance area with **KITCHENETTE**. Door opening onto private area of gardens and further door opening into:-

BATHROOM: Containing a rolltop bath, shower, WC and a wash hand basin.

GARDENS

The property provides park like grounds which surround the house on all sides. In addition to the substantial frontage is a sweeping expanse of lawn to the rear with a splendid natural duck pond with temple adjacent and a pavilion providing a sheltered area of seating. Numerous mature trees populate the lawns which abut open countryside to the rear.

TENURE: Freehold

CONSTRUCTION TYPE: Brick skin with a timber frame substructure.

SERVICES: Main water and private drainage. Main electricity connected. Oil fired heating by radiators. **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.

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.



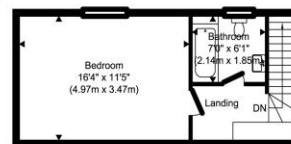
Offices at:

Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888





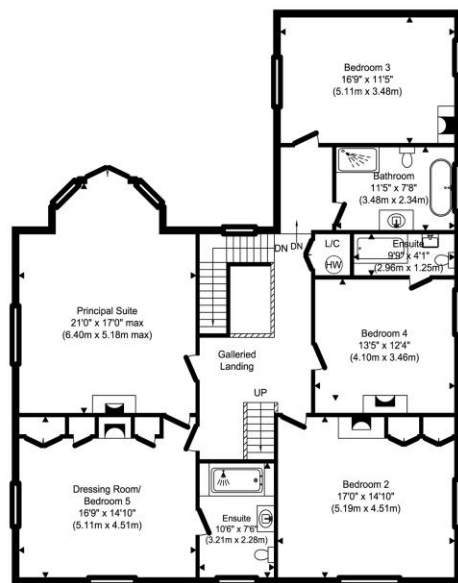
Second Floor
Approximate Floor Area
738.08 sq. ft.
(68.57 sq. m)



Annexe/Cottage
First Floor
Approximate Floor Area
302.78 sq. ft.
(28.13 sq. m)



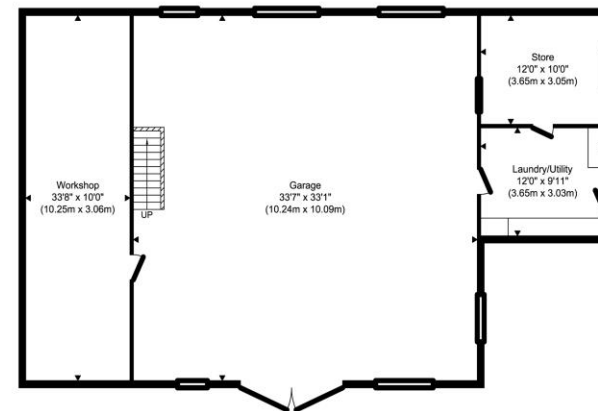
Ground Floor
Approximate Floor Area
2000.25 sq. ft.
(185.83 sq. m)



First Floor
Approximate Floor Area
1676.58 sq. ft.
(155.76 sq. m)



Annexe/Cottage
Ground Floor
Approximate Floor Area
1144.09 sq. ft.
(106.29 sq. m)



Barn
Approximate Floor Area
1709.84 sq. ft.
(158.85 sq. m)

TOTAL APPROX. FLOOR AREA 7571.65 SQ.FT. (703.43 SQ.M.)
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