



DAVID
BURR

9 Hall Street,
Long Melford, Sudbury, Suffolk

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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's Liverpool Street.

No 9 Hall Street is a spacious, versatile building occupying a prominent position in the heart of one of East Anglia's most highly regarded villages. The accommodation is currently arranged to include large well appointed retail areas at ground floor complete with cellar. The first floor is utilised as particularly impressive apartment.

A rare opportunity to acquire a prominent period building with a mixture of retail and residential space in the heart of Long Melford.

SHOP/RETAIL SPACE:

The following area is much more spacious than may appear on paper, there are a number of large inner hallways, recessed display areas etc.

AREA 1: 6.76m x 5.54m (22' 2" x 18' 2") There is a particularly prominent bay window, exposed studwork, useful display cabinet, fitted gas fire and pretty gothic arch opening to an inner hall with exposed timbers. Further opening to:

AREA 2: 4.22m x 3.91m (13' 10" x 12' 10") With exposed beams, an impressive red brick fireplace (presently sealed) with Oak bresummer, a door from this area links to the side entrance hall if required.

There is a door providing access to the rear garden from the inner hall and further opening to:

AREA 3: 4.27m x 3.12m (14' 0" x 10' 3") With exposed beams. Door to:

KITCHEN: Fitted storage cupboards and worktops with circular stainless steel sink unit and water connected. Space for fridge freezer.

CLOAKROOM: Tiled floor and fitted WC.

APARTMENT

Double doors open to:

ENTRANCE VESTIBULE: Access to shop/retail area, staircase to first floor and door to:

CELLAR: 4.93m x 3.35m (16' 2" x 11' 0") A useable dry cellar, currently used for storage but offering potential as a study, games room etc.

First floor

LANDING: Exposed wide Oak floorboards, access to loft storage space and open studwork with glass inserts. Door to the apartment.

The following two rooms are used as office space but could be utilised as living accommodation to serve the existing apartment.

BEDROOM: 3.96m x 3.1m max in to recess (13' 0" x 10' 2" max in to recess) With wide Oak floorboards, sash windows and a high ceiling.

BEDROOM: 5.51m x 3.23m (18' 1" x 10' 7") With a lovely view of Hall Street through to large sash windows.

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

SITTING ROOM/DINING ROOM/KITCHEN: 7.21m x 5.66m (23' 8" x 18' 7") A simply stunning room with a ceiling height approaching 20ft, sash windows, exposed beams and splendid red brick floor to ceiling exposed chimney with a fitted gas fire. The kitchen area has been cleverly designed with an extensive range of matching units and worktops with integrated stainless steel single drainer sink unit, vegetable drainer and mixer tap over. Electric double oven with four ring gas hob and extractor fan over. Integrated dishwasher. Full height fridge freezer and plumbing for washing machine. Doors to:

BEDROOM 3: 3.71m x 3.3m (12' 2" x 10' 10") With built in "his and hers" double wardrobes and high ceiling.

BATHROOM: Bath with period style fittings and shower attachment. WC and wash hand basin with storage below. Sash window.

OUTSIDE STUDIO: Divided into two distinct rooms and offering potential as a workshop/office space and previously let for £300 per annum.

ROOM 1: 3.71m x 3.53m (12' 2" x 11' 7") With good natural light, built in recessed kitchenette area with worktop, sink etc. Door to:

ROOM 2: 3.38m x 2.84m (11' 1" x 9' 4")

Aside from the ample off road (un-allocated) parking in Hall Street immediately outside the property, there is a parking area within Ringers yard itself. There is also access to an outside toilet from Ringers Yard.

GARDEN

The large rear garden is one of the properties key features and measures approximately (70' 0" x 30' 0"). There is a lean-to shed and an emphasis on low maintenance with large shingled areas complemented by established trees and raised planters with old railway sleepers and a particularly well placed terrace ideal to take in the evening sun.

AGENT'S NOTES

The property is Grade II Listed.

Split into a one bedroom apartment with the two remaining front rooms becoming offices to the shop the building achieved £25,600pa recently. The studio also provides an income of £3,600 giving a total returns of £29,200pa.

The photos used are historic but are a fair representation of the property today.

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

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

RATES: Apartment council tax band A. Retail space rateable value of £9,700 per annum.

TENURE: Freehold.

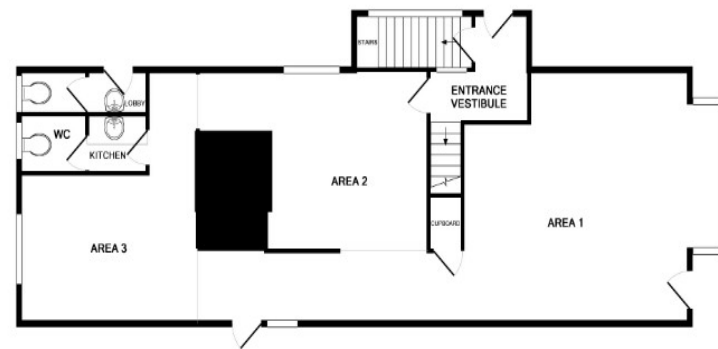
VIEWING: Strictly by prior appointment only through DAVID BURR.

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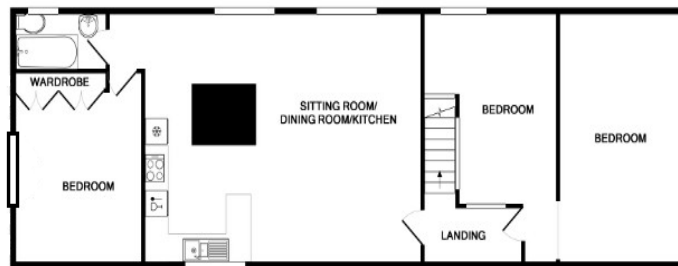
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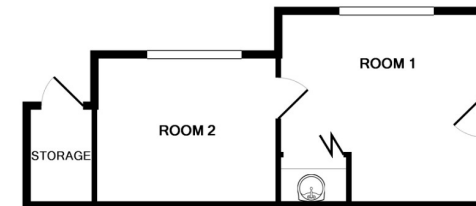
CELLAR



GROUND FLOOR



1ST FLOOR



CHARISMA STUDIO
Measurements are approximate. Not to scale. Illustrative purposes only
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