



THE MANSE
Long Melford, Suffolk

Carter Jonas

THE MANSE, HALL STREET, LONG MELFORD, SUFFOLK, CO10 9JT

- Sudbury 2 Mile
(London Liverpool Street from 78 minutes)
- Lavenham 4 Miles
- Bury St Edmunds 10 Miles
- Colchester 16 Miles
(London Liverpool Street from 48 minutes)

High Ceilings • Period features • Well Proportioned rooms • Fabulous Potential • Three reception rooms
Three double bedrooms • Large rear gardens

DESCRIPTION

Dating back to the 18th Century when built as the residence for the minister of the adjacent United Reform Church, this is the first time that The Manse will have changed ownership since being constructed. Of traditional timber frame with rendered elevations under a hipped and tiled roofline, the property retains a number of original period characteristics including open fireplaces, sash windows, panelled doors and 'bow-backed' display cabinet. Unusually The Manse has two principal facades, one fronting the street and the second for the benefit of the congregation attending the church. Internally, the house offers generously proportioned accommodation including three reception rooms, kitchen/breakfast room, utility, cloakroom, cellar, three bedrooms and first floor bathroom. Accessed via two staircases, the upstairs offers 3 very well sized double bedrooms with a family bathroom. There is obvious scope to house ensuite on this floor too.

Indicative of properties that have not changed hands for many years, today The Manse is undoubtedly 'somewhat dated' and would benefit from considerable refurbishment to achieve its true potential as an elegant family home. To the rear of the house, the large west facing garden is partially enclosed by an attractive 'crinkle-crankle' wall and again offers scope for transformation.

A HANDSOME DETACHED GRADE II LISTED GEORGIAN HOME REQUIRING UPDATING AND REFURBISHMENT, PROMINENTLY SITUATED IN THE HEART OF LONG MELFORD.



OUTSIDE

The high street location offers a wonderful convenience of being walking distance of all that Long Melford has to offer, whilst maintaining a private and manageable gardens to the rear, which face due west. Consisting mainly of laid to lawn, with a pathway leading to a greenhouse and further gardens.

LOCATION

Long Melford has an excellent range of shops, award-winning restaurants, six pubs, three hotels and two Tudor mansions - Kentwell Hall and Melford Hall - both of which are open to the public. The market town of Sudbury (2 miles) provides a rail link to London's Liverpool Street (approx. 80 minutes), alternatively there is a mainline service from Colchester (about 15 miles) with fastest trains taking 50 minutes. The historic market town of Bury St Edmunds lies 11 miles to the north.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage, gas & electricity
Gas fired central heating

Local Authority: Babergh District Council

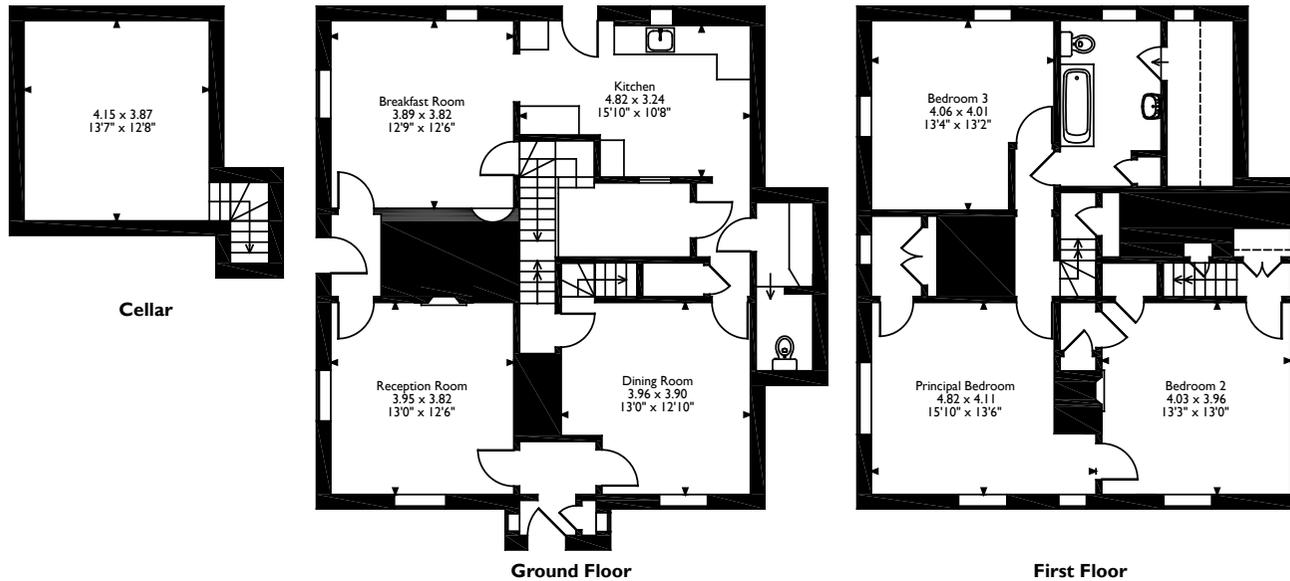
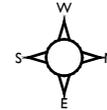
Council Tax: Band E

Viewing: By appointment with Carter Jonas
T: 01787 882881

What3Words: ///booth.badminton.trending



The Manse, Long Melford, Suffolk
Approximate Gross Internal Area
180 Sq M/1937 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | | |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | | |
| D | | 64 |
| (39-54) | 48 | |
| (21-38) | | |
| E | | |
| (1-20) | | |
| F | | |
| G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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