



57 HIGH STREET
Long Melford, Suffolk

Carter Jonas

57 HIGH STREET, LONG MELFORD, SUFFOLK, CO10 9DD

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

Sought after village location · Period Cottage · Grade II listed · 3 Bedrooms · 2 bathrooms · End of terrace · Landscaped and terrace gardens

DESCRIPTION

57 High St originally dates to the 17th Century and forms the end wing of a former Hall House. Around the 1780's the property was Georgianised. Naturally this provides a wealth of character features throughout to include exposed timbers, fine fireplaces and sash windows. The entrance lobby opens into the dining room with Victorian fireplace and double doors to a spacious garden room bringing the outside in and links well to the shaker-style kitchen with ample worktop space, eye level double ovens and a 5-ring gas hob, this was all recently extended and modernised, resulting in a historic house with modern convenience. A further sitting room in the original part with an inglenook fireplace, with the principal bedroom to the rear with ensuite shower room and adjacent utility room and rear entrance to the garden.

Upstairs provides access to the landing space, currently used as a library and office space, with a further double bedroom with built in storage and a further bedroom with vaulted ceilings, exposed timbers, and mezzanine.

OUTSIDE

Outside forms a further important feature with ample gravelled parking to the front, with the most beautifully landscaped gardens to the rear, consisting of an alfresco dining terrace, raised beds, pathways to further seating areas, all whilst backing on to the Kentwell Hall Estate.

A CHARMING GRADE II LISTED PROPERTY OFFERING CHARACTERFUL FEATURES, 3 BEDROOMS WITH IDYLIC GARDENS, BORDERING THE KENTWELL HALL ESTATE.



LOCATION

Long Melford is frequently voted amongst the top 20 most sought-after villages in England and Wales. There is an excellent range of shops, restaurants, pubs, doctors' surgery, a primary school, 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 via Marks Tey (about 80 minutes). Alternatively, there is a mainline service from Colchester with fastest trains taking about 48 minutes. The historic market town of Bury St Edmunds lies 10 miles to the north.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Babergh & Mid Suffolk Council

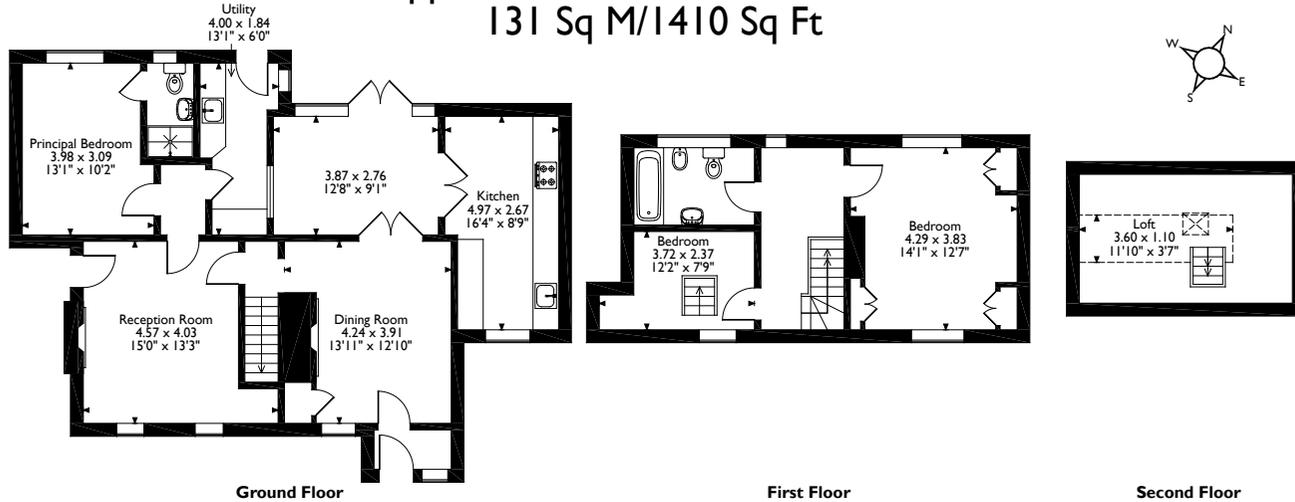
Council Tax: Band D

Viewings: By appointment with Carter Jonas
Tel: 01787 882881

What3Words: ///croaking.shortcuts.recalll



57 High Street, Long Melford, Sudbury, Suffolk
 Approximate Gross Internal Area
 131 Sq M/1410 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.



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