



5 LISTON LANE
Long Melford, Suffolk

Carter Jonas

5 LISTON LANE LONG MELFORD, SUFFOLK CO10 9LD

- Sudbury 3 miles
- Bury St Edmunds 14 miles
- Colchester 17 miles

Charming mid-terrace cottage • Listed Grade II as being of architectural or historical interest • Village centre position • Generous room sizes • Large sitting room • Fitted kitchen/dining room • Two good bedrooms • First floor bathroom • South facing garden • Gas central heating • Charismatic former outside privy.

DESCRIPTION

Understood to date back to the late 18th or early 19th Century, 5 Liston Lane is a charming mid-terrace cottage of traditional construction under a pitched and slate roofline. Generating a healthy income until recently as a long term rental property, the cottage would benefit from elements of redecoration both internally and externally. Benefiting from gas fired central heating the cottage offers generously proportioned accommodation including a large sitting room, fitted kitchen/dining room, two bedrooms and first floor bathroom. To the rear of the cottage is a pleasant south facing garden and a former outside privy (requiring refurbishment) gives an insight into a bygone era.

OUTSIDE

The cottage occupies a pleasant position in the centre of the village with views to the rear to a nearby open meadow, where it is understood that the remains of a Roman villa were discovered, and the area is now a scheduled monument under the protection Historic England.

A CHARMING MID-TERRACE COTTAGE PROVIDING A SUPRISING SCALE OF ACCOMODATION AND SITUATED IN THE HEART OF THE VILLAGE WITHIN WALKING DISTACE OF LOCAL EVERYDAY AMENITIES



LOCATION

Located on the border of Suffolk and Essex, the historic village of Long Melford was a prosperous medieval wool town in the middle ages, the wealth of which is reflected in the high status of the fine timber framed residential architecture, Melford Hall, Kentwell Hall, and the magnificent parish Church of Holy Trinity.

Today Long Melford has a thriving community with an excellent range of everyday amenities including local butcher, bakery, supermarket, post office, doctors surgery, dentist, primary school, a number of tea rooms and craft shops, together with several historic village inns. The nearby market town of Sudbury offers a further range of schooling, shopping, recreational and cultural facilities together with a rail link via Marks Tey to London's Liverpool Street station.

ADDITIONAL INFORMATION

Tenure: Freehold

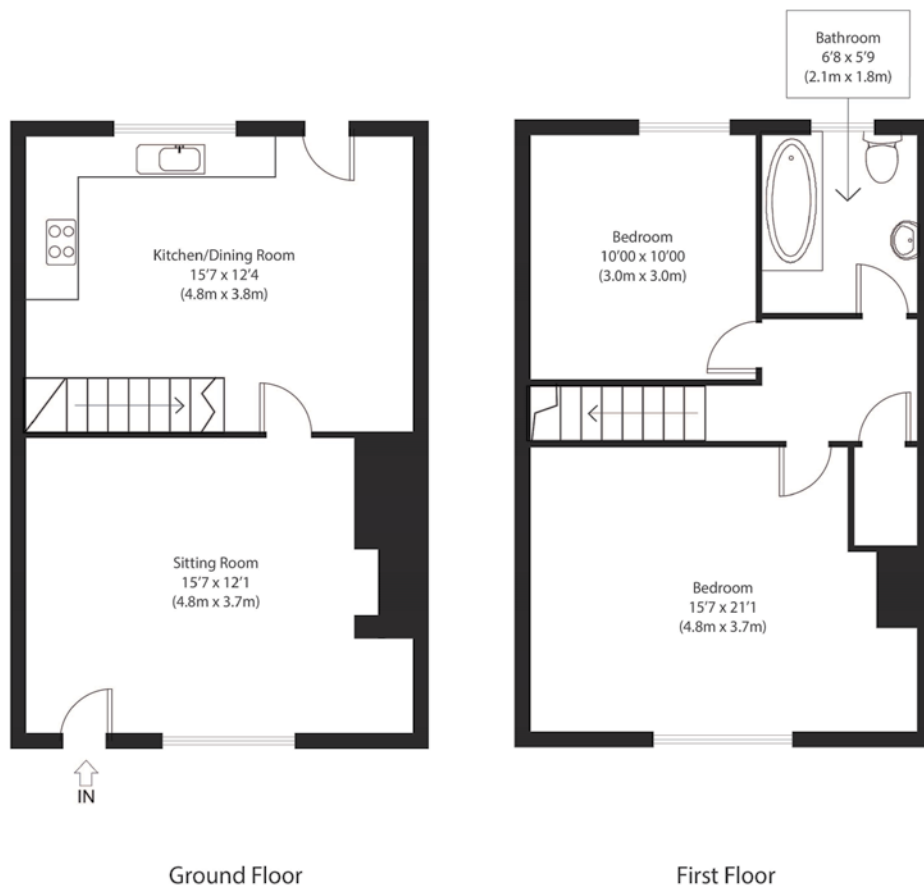
Services: It is understood that mains electricity, water, drainage and gas are connected.

Local Authority: Babergh District Council - Band B

Viewings: By appointment with Carter Jonas.
Tel: 01787 882881

What3Words: ///apron.saved.square





Approximate Gross Internal Area
770 sq ft (72 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjphoto.co.uk

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