



LIST HOUSE

Hall Street | Long Melford | Suffolk





An impressive Sitting Room awash with morning and midday sun from two large sash windows illuminating period embellishments from display niches to the attractive feature fireplace



HALL STREET | LONG MELFORD | SUFFOLK

- Two-bedroom ground floor apartment with generous accommodation & recently refurbished throughout
- Own private entrance with large hallway & cloakroom
- Well-appointed kitchen with adjoining garden room/utility
- Impressive sitting room with a multitude of period details
- Two spacious bedrooms both with extensive wardrobes
- Modern shower suite with walk-in shower
- Ideal location, conveniently placed within the centre of historic Long Melford for all amenities, bus stop nearby
- Unrestricted parking to the front & benefit of a garage



A substantial refurbished period ground floor apartment with garage and High Street convenience

Positioned on the ground floor of this converted handsome Grade II former townhouse, is a substantial two-bedroom apartment, which has undergone recent refurbishment by its landlord. With its own private entrances, accommodation includes a variety of well-proportioned living spaces, garden room with useful utility area, modern shower-room with large walk-in shower, cloakroom and well-appointed kitchen. There are a wealth of period features from display niches, sash windows to ornately carved ceiling timbers and elegant architraves.

There is the benefit of a garage to the rear in addition to unrestricted on-street parking to the front. A pleasant garden is mainly laid to lawn.

List House is prominently situated along Hall Street in the centre of the historic village of Long Melford, providing excellent convenience for all amenities from the longest tree-lined High Street in the country. The Post Office and Co-operative Foodstore are nearby, as is a bus stop and a variety of independent boutique shops. There are excellent fashion houses, beauty shops, a selection of award-winning restaurants, good gastropubs and three hotels. The neighbouring market town of Sudbury (3 miles) provides a rail link to London's Liverpool Street via Marks Tey (80 mins), alternatively fastest trains from Colchester take about 46 minutes. The historic Cathedral town of Bury St. Edmunds is 11 miles to the north, while Newmarket, the home of British horse-racing, is 20 miles to the north-east. The surrounding undulating countryside is ideal for rambling, cycling and riding. Refer to our Situation page to discover Suffolk.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

List House displays a wealth of period features and is believed to date from 14th / 15th century, but is today largely Georgian in appearance and style with its elegant gault brick façade and various interior embellishments. The generous and versatile accommodation measures approximately 1221 ft² (131.4 m²) and will suit a broad range of tenants following a well-considered recent refurbishment.

Ground Floor

PRIVATE ENTRANCE HALL

From the street frontage a six panelled period door with semi-circular fanlight opens in to the inner hall with door to:

MAIN HALL

An L-shaped space with an illuminated arched feature bookcase. Door to:

CLOAKROOM

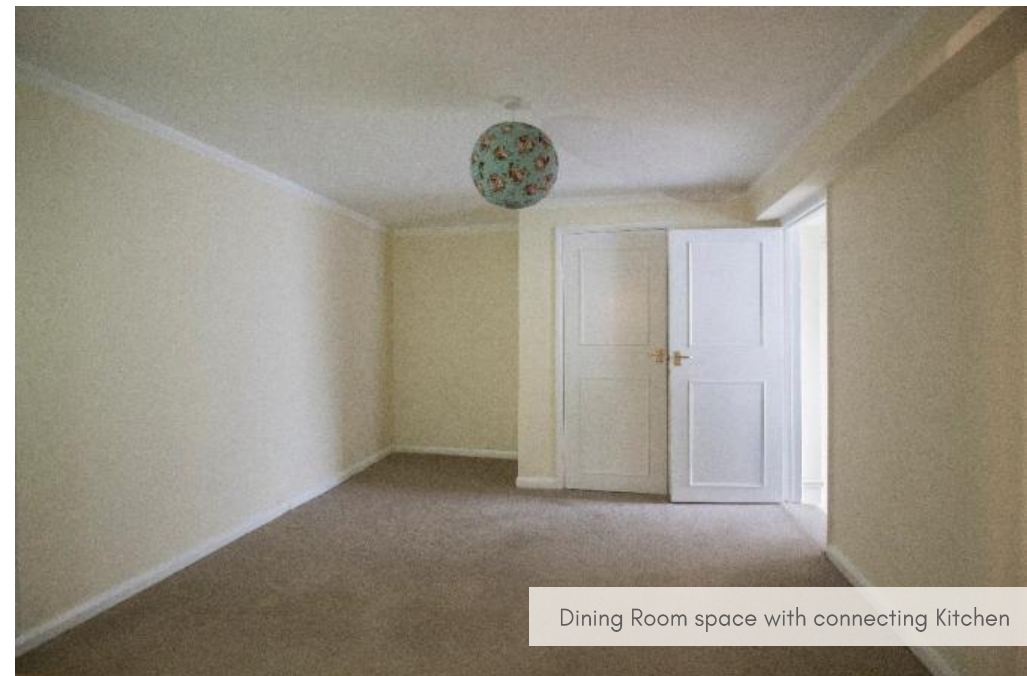
With wc, basin and mirror.

SITTING ROOM 18'8" x 14'5" (5.7m x 4.4m)

An impressive and large space with two sash windows enjoying attractive street scene views of period cottages to the front while awash with morning and midday sun. Period detailing include a feature fireplace with ornate wood mantel surround, two elegant symmetrical display niches either side with shelving and dentil cornice. Four double sconce wall lights.



Atmospheric bedroom with exposed carved timbers and fitted wardrobe



Dining Room space with connecting Kitchen



Well-appointed U-shaped kitchen with large larder cupboard



Light and airy Garden / Utility Room with plenty of appliance space

BEDROOM ONE 12'5" x 9'10" (3.8m x 3.0m)

The Master bedroom has two sash windows enjoying pleasant garden views to rear aspect. There is the benefit of an extensive wall-to-wall range of built-in wardrobes with hanging rails, shelving and cabinetry. Two wall lights. Phone point.

DINING ROOM 14'1" x 10'9" (4.3m x 3.3m)

Steps rise to a further centrally placed living space. Large cupboard housing the combi-boiler. Doors to Kitchen and:

BEDROOM TWO 13'5" x 11'5" (4.1m x 3.5m)

An atmospheric space with its fine carved medieval ceiling timbers. Sash window enjoying the morning and midday sun. Fitted wardrobes. Two wall lights.

KITCHEN 9'10" x 8'6" (3.0m x 2.6m)

Step down in to a light and spacious U-shaped kitchen extensively fitted with a range of base and wall units with a double stainless steel sink inset with mixer tap, filtered water tap and extendable wash tap. Newly fitted oven / grill. A four ring electric hob with extractor above. To one side is a large cupboard for use as a larder.

A rear lobby area with doors to:

First Floor

SHOWER ROOM

A large, completely refitted and extensively tiled modern shower room suite, comprising low level dual flush wc, pedestal wash basin with mixer tap and double size walk-in shower tray with detachable wall-mounted shower and glazed partition. Recessed lighting. Window to rear.

GARDEN / UTILITY ROOM 13'5" x 6'10" (4.1m x 2.1m)

A large and useful garden room with lean-to roof, a range of built-in cabinetry and work surfaces above. Plumbing and plenty of space for appliances.

GARDENS & PARKING

Accessed from the Garden Room, List House has a large garden mainly laid to lawn with mature shrubs and a path to the back gate providing useful access to the garage which is situated en bloc. We understand from the landlord that there is a right of way from the neighbouring property to access the back gate. A vehicular right-of-way leads down the side of the property, leading to the garage.



Spacious Master Bedroom with built-in wardrobes and garden views



Completely re-fitted shower room with large walk-in shower



DISCOVER SUFFOLK

Long Melford was one of the great Cloth Towns of medieval Suffolk and is a quintessential English village located in the picturesque Suffolk countryside, close to the Essex border. A location made famous by artists Thomas Gainsborough and John Constable. It is bypassed by the A134, just 12 miles south of Bury St. Edmunds and 16 miles north west of Colchester. The A134 is easily accessible from A12, A604 and A14 - the latter gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The historic village boasts two Tudor stately homes - Kentwell Hall and Melford Hall - open to the public, an impressive village Church of cathedral like proportions, an eclectic main street full of independent shops, galleries, antiques centres, tea rooms, restaurants, hotels and pubs. The village is also home to a country park, footpaths, cycle tracks and riverside walks. Further afield is Sudbury where all major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay.

There is horseracing at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



Sudbury 3 miles
Bury St. Edmunds 11 miles
Colchester 16 miles
Newmarket 20 miles



Aldeburgh (Suffolk Heritage Coast) 1 hr/37 miles



From Sudbury
London Liverpool Street
(80 mins)
From Bury St. Edmunds
London Kings Cross
(120 mins)
Cambridge
(60 mins)



From Long Melford
London Stansted Airport
(1 hr/55 miles)
Heathrow Airport
(2 hr/120 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
PRIVATE includes: Culford School (1-19); Old Buckenham Hall (3-13); Stoke College (5-17).
STATE includes: Long Melford C of E Primary School (3-11); Ormiston Sudbury Academy (11-18).
University of Suffolk at West Suffolk College - Further Education.



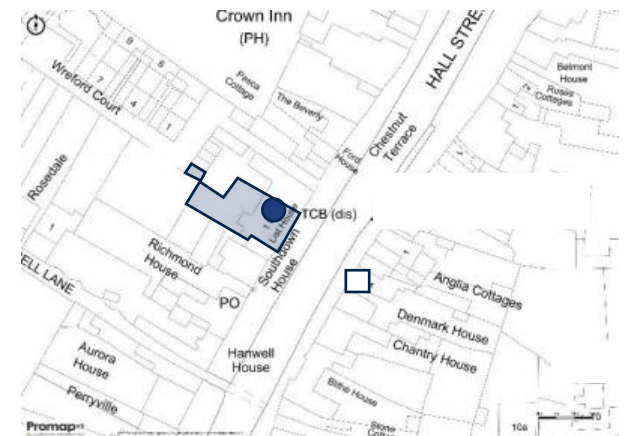
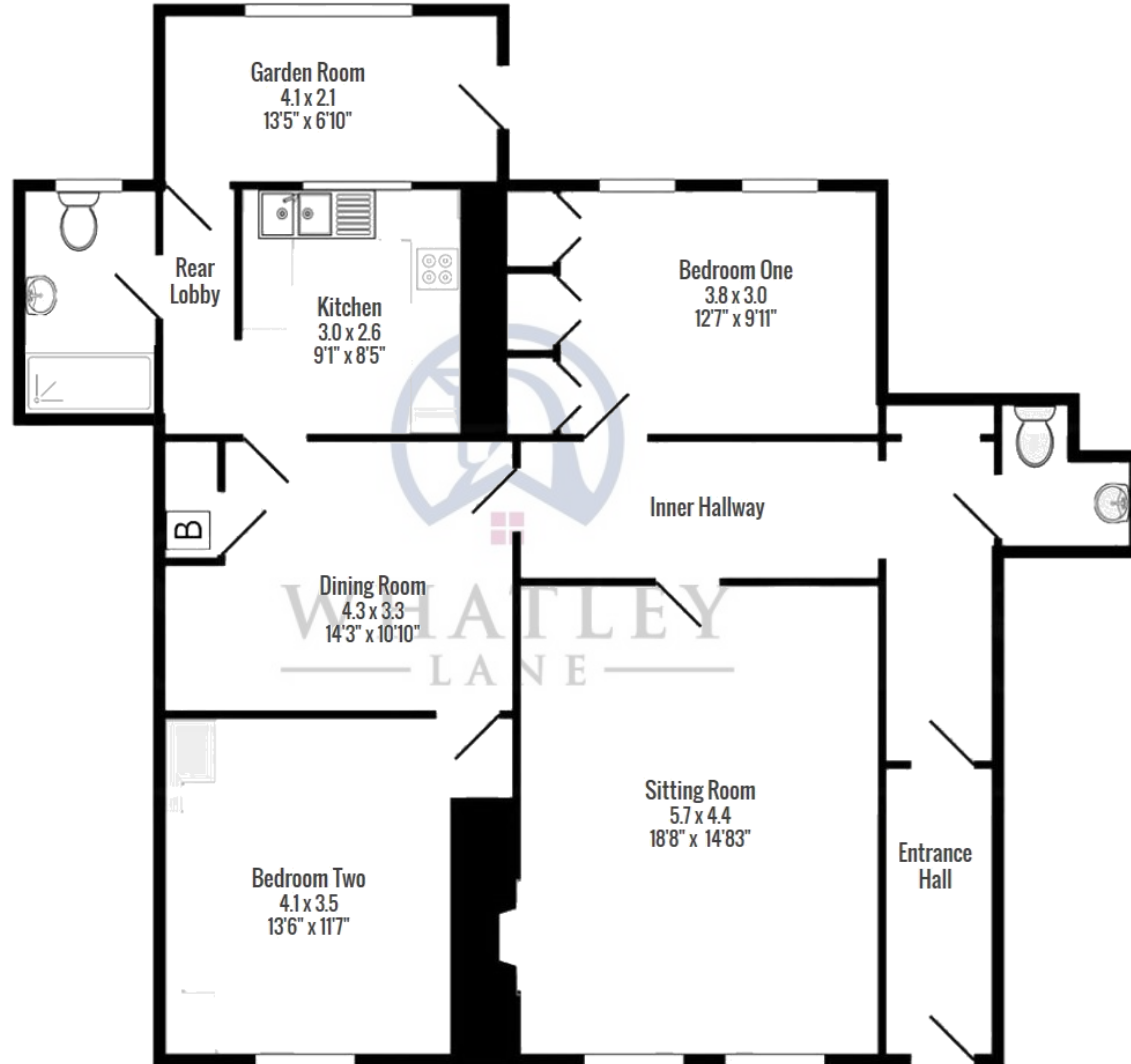
FLOORPLAN

APPROXIMATE GROSS INTERNAL (GIA) AREA

= 1221 ft² (131.4 m²)



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

TENURE

The property is offered to rent and is available now.

SERVICES

Mains water, sewage and electricity connected. Gas-fired central heating. AGENT'S NOTE: none of these services have been tested.

LOCAL AUTHORITY

Babergh District Council (0300 1234 000)

Tax band - C | £1,815.46 (2023/2024).

DIRECTIONS (CO10 9JL):

List House can be easily found located in a central position within Long Melford, along the High Street, around 20 yards from the Post Office and on the same side as the nearby Co-Op Foodstore.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss before journeying to view the property.



Bury St. Edmunds
1 Churchgate Street
Bury St. Edmunds IP33 1RL
+44 (0) 1284 765 256
bury@whatley-lane.co.uk

London (Chelsea)
5 Milner Street
London SW3 2QA
+44 (0) 207 243 0964
nottinghill@whatley-lane.co.uk

www.rightmove.co.uk

Disclaimer 1. Whatley Lane Estate Agents (the "Agents") are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. The Agents assume no responsibility for any statement that may be made in our offices. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agent have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The Agents would urge any potential purchaser to contact our offices to establish availability of this property prior to commencing any journey of distance to view. Details designed and produced by Whatley Lane Marketing | October 2023.



Proudly in association with our London Office

F.W.GAPP