



FREER COTTAGE
Long Melford, Suffolk

Carter Jonas

FREER COTTAGE, HALL STREET, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9JA

- 2 miles to Sudbury
- 11 miles to Bury St Edmunds
- 15 miles to Colchester (London Liverpool Street from 48 minutes)

Period Property - Former Hall House • 4 Bedrooms •
2 Reception Rooms • Kitchen/Breakfast Area • Study
• Utility Room • Rear Garden • Cellar • Workshop •
Downstairs Cloakroom • Off Street Parking •

DESCRIPTION

Freer Cottage originally dates to the 15th Century and forms the end wing of a former Hall House. It was altered and divided in the 17th Century. Naturally owed to eras of architecture this property has passed through, results in offering a wealth of character features throughout to include exposed timbers, fine fireplaces, and sash windows. The entrance lobby invites one into the accommodation Freer provides. To the front is a snug/downstairs bedroom with sash windows flooding this room with natural light. The central sitting room provides a break between the front/rear, accommodation, and a lovely place to sit and enjoy the ambience created by the brick fireplace and inset coal effect burning stove. To the rear of the property is an open plan Kitchen/dining/family room with outlooks over the private gardens, a traditionally kitchen with oak worktops, butler sink with ceramic hob and one-and-a-half oven and dishwasher. All of this is tied seamlessly together by the exposed brick and tile floor. Adjacent is a further utility room which also provides access out to the gardens. Upstairs provides access to the landing space with natural light and Velux windows, two large double bedrooms and a generous single, with a family bathroom to serve this. On the second floor, offers a vaulted room displaying historic tie beams and could be used as a further bedroom/ dressing room or home office.

A DECEPTIVELY SPACIOUS GRADE II LISTED FORMER HALL HOUSE, OFFERING AN EXPANSE OF ACCOMMODATION, 4 BEDROOMS, PRIVATE WALLED GARDEN WITH OFF STREET PARKING, SITUATED IN THE CENTRE OF LONG MELFORD.



OUTSIDE

Outside forms a further important feature with highly desired off street parking, with the most beautifully landscaped gardens to the rear, consisting of a shingled alfresco dining terrace, laid lawn with established raised beds and private walled gardens.

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 drainage, water, gas and electricity.
Gas central heating via radiators

Local Authority: Babergh Band E

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

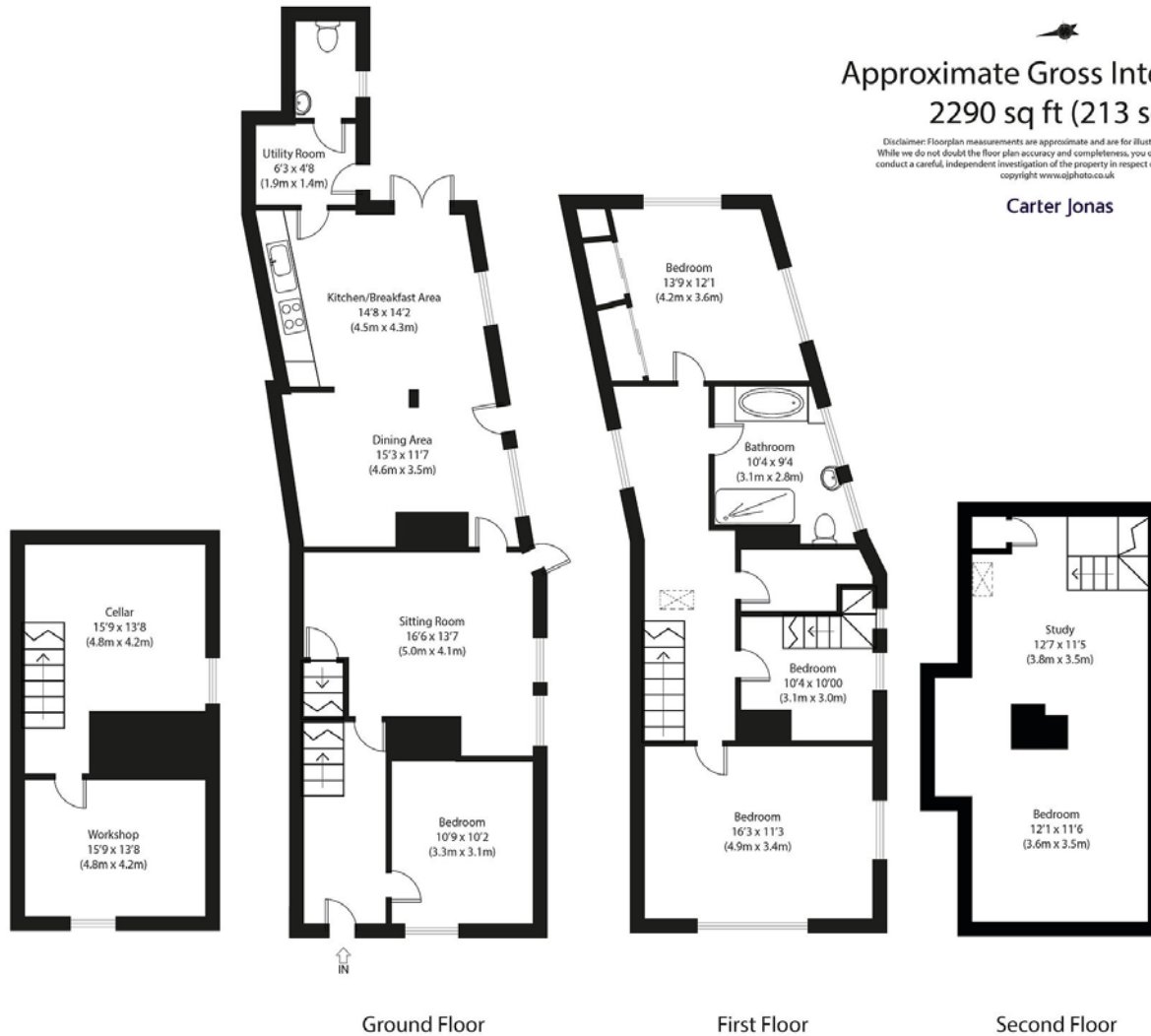
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Approximate Gross Internal Area 2290 sq ft (213 sq m)

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.cjphotos.co.uk

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