



**South School House,
The Green, Long Melford, Suffolk.**

**DAVID
BURR**



SOUTH SCHOOL HOUSE, LONG MELFORD, SUFFOLK. CO10 9DX

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

An exceptional mellow red brick Victorian village home in one of Long Melford's most sought after positions on the village green and in the shadow of Melford Hall itself. Presented to the highest of standards throughout with ample living accommodation and entertaining space with a splendid combination of character features and contemporary conveniences well-suited to modern living. The property's grounds are south-west facing and stocked with an abundant variety of specimen trees, colour flowers and plants. There is the additional benefit of ample off-road parking and a detached brick outbuilding. **In all about 0.5 acres.**

An exceptional Victorian house in one of the village's finest locations with exceptional south-west facing gardens measuring in the region of 0.5 acres.

Original, solid oak front door with hand-crafted iron-mongery leading to:

ENTRANCE LOBBY: 11'12" x 5'12" (3.65 x 1.82m) A welcoming area with 9ft high ceilings, deep skirting, staircase rising to first floor and a useful area suitable for coats and shoes.

SNUG: 11'11" x 9'11" (3.63 x 3.03m) A versatile area which could be used as either a study or a further area for seating with a pretty central feature fireplace with a moulded wood surround and stone hearth. Opening leading to: -

KITCHEN/DINING ROOM: 28'9" x 15'3" (8.76 x 4.65m) Finished to the highest possible standard and forming part of a sympathetic extension. The area is particularly sociable and ideally laid out for hosting with an open-plan layout between the kitchen and dining area with a large range of windows providing attractive views across the gardens and countryside beyond. Double doors lead onto a shingle terraced area.

The kitchen provides a contemporary range of handmade traditional style base and wall-level cabinets with marble work surfaces incorporating a larger butler sink with a brushed silver mixer tap above and drainer to side, integrated Smeg dishwasher, hidden refuse storage and a large pantry cupboard with automatic lighting and a further marble work surface and bespoke fitted storage. Space for a

free-standing range cooker with extraction above. Ample space for seating and skylights allowing for plenty of natural light. Underfloor heating throughout.

BEDROOM THREE: 15'11" x 11'12" (4.86 x 3.65m) Currently in use as a wonderful, dual aspect, double bedroom but which could equally be used as a lovely reception room with stunning views across the property's front and rear gardens. 9 ft high ceilings, deep skirting and ornate coving throughout. A centrally positioned AGA multi-fuel burning stove is situated on a polished granite hearth with elegant moulded and polished granite surround. Exposed floorboards and secondary glazing to both windows.

INNER HALL: With double doors leading onto the gardens and further solid oak doors leading to: -

DRAWING ROOM: 17'9" x 16'12" (5.43 x 5.18m) With a continuation of Italian ceramic tiled flooring with underfloor heating throughout and a large range of bi-folding doors opening onto the property's extensive gardens. Plenty of space for seating and a vaulted ceiling with 'Jim Lawrence' pendant lighting gives the room a luxurious and spacious feel. 'Chesneys' wood burning stove situated on a polished slate hearth.

BOOT ROOM/UTILITY ROOM: 11'8" x 4'1" (3.55 x 1.24m) With a vaulted ceiling and skylight, Italian ceramic tiled flooring with underfloor heating and

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plenty of space for coats and boots. Space and plumbing for washing machine and space for tumble dryer.

BATHROOM: 11'8" x 5'10" (3.55 x 1.78m) With a vaulted ceiling, skylight and underfloor heating and a large double-width shower with off-white textured subway tiled surround, waterfall style shower and additional shower head attachment below. Contemporary free-standing bath with a mixer tap and shower head attachment above. WC and large wash hand basin with tiled splashback, mixer tap and storage below.

First Floor

LANDING: With 10ft high ceilings and a secondary glazed window providing far-reaching views across the rear garden. Solid wood doors leading to: -

MASTER BEDROOM: 15'11" x 12'0" (4.84 x 3.67m) A particularly generous double bedroom with an extensive range of handcrafted bespoke fitted wardrobes. Two secondary glazed casement windows provide beautiful views over the property's front and rear gardens and to rolling countryside beyond.

BEDROOM 2: 12'1" x 9'2" (3.68 x 2.79m) A further double bedroom with bespoke fitted wardrobes either side of a central chimney breast, high ceilings and window with stunning far-reaching countryside views.

SHOWER ROOM: 5'10" x 3'1" (1.79 x 1.20m) With a large double-width shower with tiled surround, WC, wash hand basin with storage below and a heated towel rail.

Outside

To the front of the property, a magnificent fir tree shields the property from view, which is set far back from the road. There are stunning views of Melford Hall and electrically operated double gates which open onto a substantial area of off-street parking with the further benefit of EV charging point and an attractive timber framed bike store with a store room adjacent.. A stone pathway leads to the front door and to the side of the property.

To the rear of the house is a substantial paved terrace providing a wonderful area for entertaining, adjacent to which stands an-

OUTBUILDING: A mellow red brick outbuilding divided into three bays and currently utilised as storage. The structure has the possibility to be converted into a delightful home office, workshop or studio (subject to necessary permissions).

The property's gardens are exceptional and have been beautifully maintained and landscaped to include a wonderful variety of colourful flowers, shrubs, plants, hedging and specimen trees. Of particular note is a wonderful mature weeping willow, pine tree and variety of birch trees. The gardens border open fields and as such command breath-taking views across open countryside.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by radiators and underfloor heating in part. Air conditioning in the drawing room and kitchen areas **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

The property is Grade II listed and dates back to around 1860.

As is not uncommon with properties of this ilk, access to the property is provided by a legal right of way across neighbouring land.

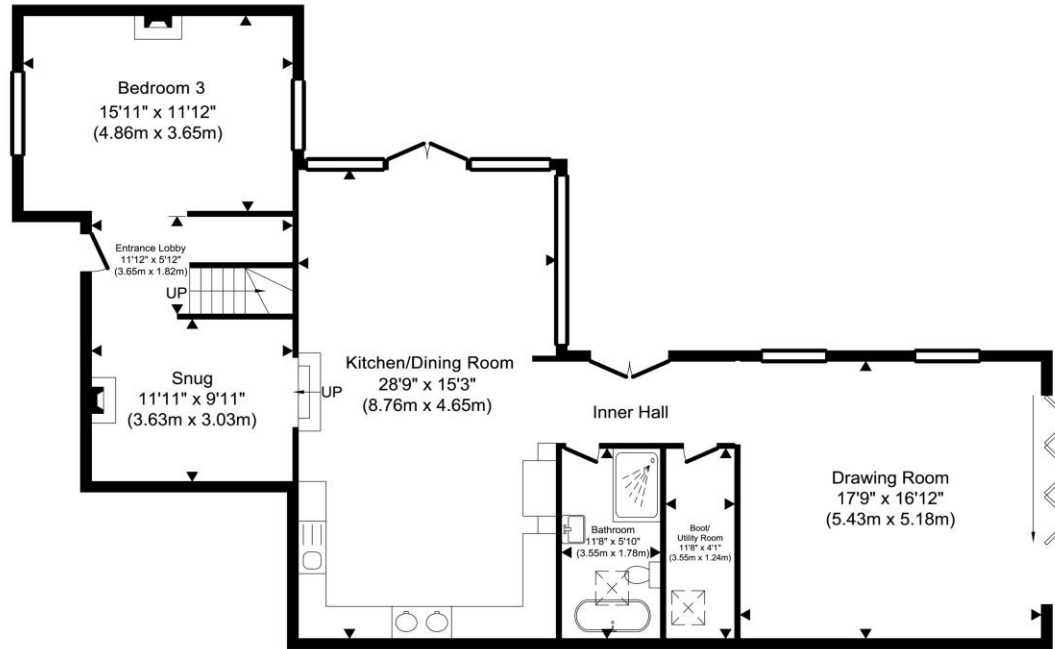
A three phase electricity supply is connected.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000)

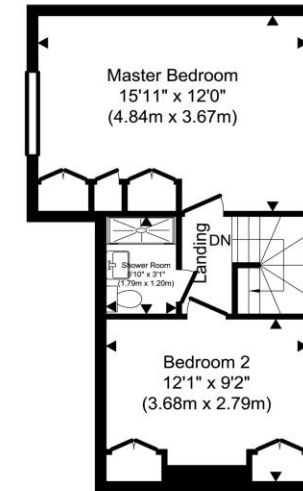
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
1320.83 sq. ft.
(122.71 sq. m)



First Floor
Approximate Floor Area
388.25 sq. ft.
(36.07 sq. m)

TOTAL APPROX. FLOOR AREA 1709.09 SQ.FT. (158.78 SQ.M.)

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