

DRAFT



LITTLE HALL

Liston, Nr Long Melford, Suffolk

Carter Jonas

LITTLE HALL, LISTON SUFFOLK, CO10 7HS

- Long Melford 0.5 miles
- Sudbury 3 miles
- Bury St Edmunds 12 miles

Hall · Sitting room · Dining room · Kitchen with Breakfast area · Play room/snug · Utility room · Principal bedroom with ensuite bathroom and dressing area
Bedroom 2 (ensuite Shower room & dressing area)
3 further bedrooms · Reading room · Family bathroom
Garage · Parking courtyard · Outbuildings Garden

DESCRIPTION

Little Hall is an impressive house dating back to the 1950's, which has undergone extensive refurbishments from 2012 to present day. This transformed a modest modern house into a superb and spacious contemporary home with a Georgian-style facade. The property now comprises generous family home which is naturally light and well presented with a pleasing layout.

In brief, the accommodation comprises: an entrance lobby, with an inner entrance hall, dual aspect drawing room with log burning stove, a dining room, which links well with the Aga kitchen/breakfast room with fitted appliances, ample storage and an adjacent utility room and snug. Further to this are two cloakrooms downstairs. Upstairs via a spacious landing, is a principal bedroom with ensuite bathroom, dressing room and balcony. On the opposite wing is a large guest bedroom, with ensuite shower room and dressing room. In addition to this, there is 3 further bedrooms, a reading room and a family bathroom.

OUTSIDE

The established grounds form a further important feature. A drive leads to a gravelled parking courtyard in front of the house. There is a lovely south facing garden and a superb alfresco dining terrace which enjoys wonderful countryside views. In addition, there is a productive kitchen garden, garden stores plus 2 post and rail paddocks with well-drained land.

AN IMPRESSIVE COUNTRY HOUSE SET IN ABOUT 3.4 ACRES IN A GLORIOUS SETTING ON THE RURAL EDGE OF THE PICTURESQUE VILLAGE OF LISTON.



LOCATION

The location of Little Hall is excellent as it benefits from a peaceful country setting close to the meadows and Church yet is an easy and attractive walk into the well-served village of Long Melford.

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 & private drainage.
Oil fired central heating

Local Authority: Braintree District Council

Council Tax: Band G

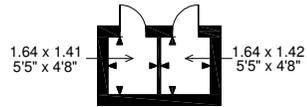
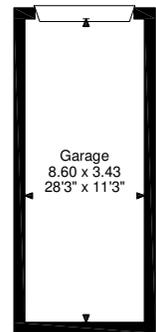
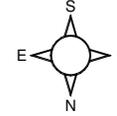
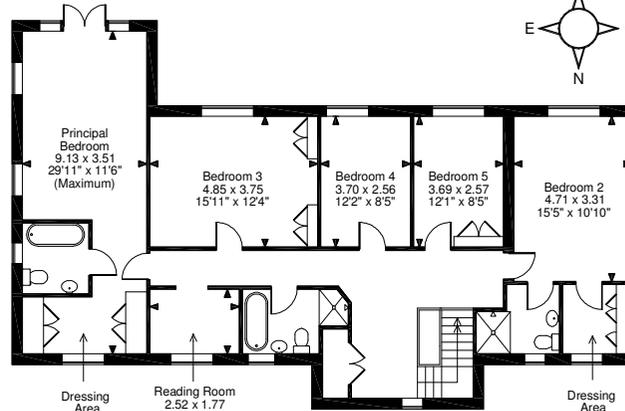
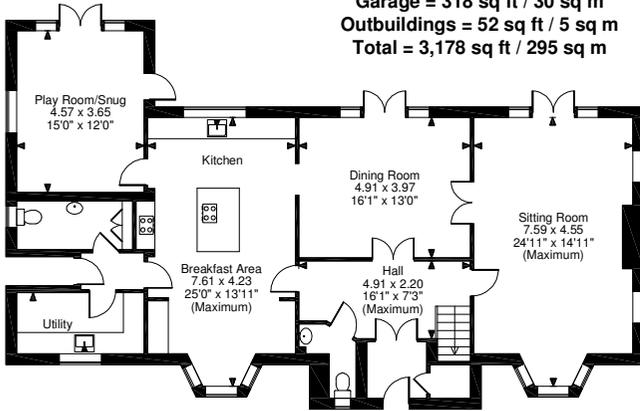
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Agents Note: The Shepherds Hut is not included, but, very happy to negotiate separately.

Further accommodation is provided by a delightful 3 bedroom cottage/annexe which has been successfully let for the past 3 years, perfect for additional income streams or a multigenerational living.



Little Hall, Liston, Suffolk
Approximate Gross Internal Area
Main House = 2,808 sq ft / 261 sq m
Garage = 318 sq ft / 30 sq m
Outbuildings = 52 sq ft / 5 sq m
Total = 3,178 sq ft / 295 sq m



Outbuildings

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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