



THE MANSE
Long Melford, Suffolk

Carter Jonas

THE MANSE, HALL STREET, LONG MELFORD, SUFFOLK, CO10 9JT

- Sudbury 2 Mile
(London Liverpool Street from 78 minutes)
- Lavenham 4 Miles
- Bury St Edmunds 10 Miles
- Colchester 16 Miles
(London Liverpool Street from 48 minutes)

Entrance hall • Sitting room • Dining room • Pantry
Kitchen/breakfast room • Cellar • 3 double bedrooms
Family bathroom • Gardens • Village location

DESCRIPTION

The Manse is one of the finest Georgian houses standing proudly on Hall Street in the heart of this well served village. The Grade II listed house has an elegant frontage, with double hung-sash windows and cornicing with a central porch and doorway. Period features throughout the interior include high ceilings, cornices, fireplaces, dado rail and some brass door furnishings. The central doorway gives access to the two well-proportioned reception rooms, both housing Victorian fireplaces, and wall panelling. To the rear of the property is a fitted kitchen breakfast room, which is open plan and creates the 'hub of the home'. Adjacent to this is a pantry cupboard, downstairs cloakroom and access to the cellar.

Accessed via two staircases, the upstairs offers 3 very well sized double bedrooms with a family bathroom. There is obvious scope to house ensuite on this floor too.

This property offers exciting opportunities for buyers, as it provides endless scope and possibilities, for a buyer to put their 'own stamp' on a truly historic and important property.

ONE OF THE MOST HANDSOME GRADE II LISTED GEORGIAN HOUSES IN THE CENTRE OF SOUGHT-AFTER LONG MELFORD, WITH HIGH CEILINGS AND ELEGANT FEATURES THROUGHOUT.



OUTSIDE

The high street location offers a wonderful convenience of being walking distance of all that Long Melford has to offer, whilst maintaining a private and manageable gardens to the rear, which face due west. Consisting mainly of laid to lawn, with a pathway leading to a greenhouse and further gardens.

LOCATION

Long Melford has an excellent range of shops, award-winning restaurants, six pubs, three 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 (approx. 80 minutes), alternatively there is a mainline service from Colchester (about 15 miles) with fastest trains taking 50 minutes. The historic market town of Bury St Edmunds lies 11 miles to the north.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage, gas & electricity
Gas fired central heating

Local Authority: Babergh District Council

Council Tax: Band E

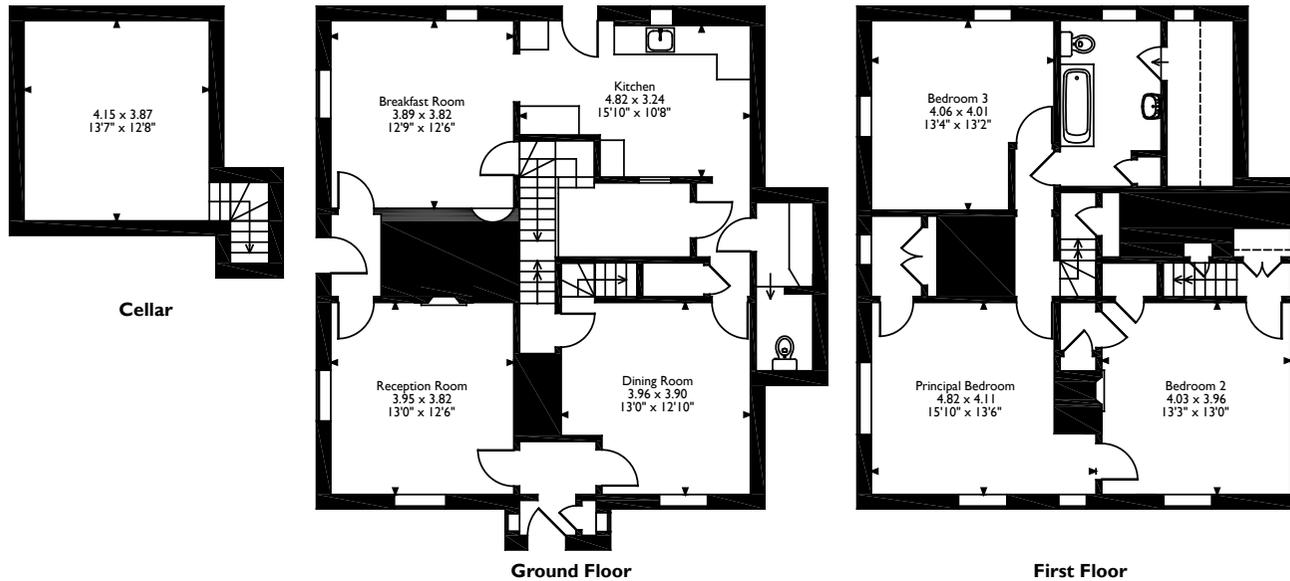
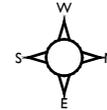
Viewing: By appointment with Carter Jonas
T: 01787 882881

What3Words: ///booth.badminton.trending



The Manse, Long Melford, Suffolk

Approximate Gross Internal Area
180 Sq M/1937 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	48
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Long Melford 01787 882881

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk, CO10 9LQ

carterjonas.co.uk

Offices throughout the UK

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