



GROUND-FLOOR APARTMENT WITH GARDEN AND GARAGE, SITUATED IN PRIME CENTRAL LOCATION

1 List House, Hall Street, Long Melford, Suffolk CO10 9JL

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Bedfords

ESTABLISHED 1966

1 List House Hall Street Long Melford Suffolk CO10 9JL

- Sudbury 3 miles
- Lavenham 5 miles
- Bury St Edmunds 14 miles

GUIDE: £275,000

ENTRANCE HALL • CLOAKROOM • SITTING ROOM • DINING ROOM • KITCHEN • CONSERVATORY • 2 BEDROOMS • SHOWER ROOM • CELLAR • GARAGE • GARDEN

List House is a Grade II Listed building, which originates from a medieval timber-framed home and was extended in both the 16th and 18th centuries. The whole of the property was re-fronted in gault brick in the early to mid-19th Century and sits under a tiled roof. It is an elegant property, boasting fine sash windows and period features, which is now formed of five apartments.

1 List House is a ground floor apartment offering generous proportions, with the principal rooms fronting onto Hall Street and enjoy the attractive street scene that the village has to offer. The accommodation in brief comprises a six panelled front door with semi-circular fanlight, opening to the entrance hall with arched feature bookcase and cloakroom. The sitting room is spacious with two attractive sash windows and feature fireplace. The principal bedroom has two sash windows overlooking the garden and plenty of built in storage.

There is a dining hall, with door off to bedroom two, which has fine carved ceiling beams and sash window overlooking the high street, and built in storage cupboards. The dining hall also has entry to the large cellar that can be accessed via a hatch and temporary staircase. The cellar is of good head height with a barrelled-ceiling store to one end.

The kitchen is accessed via a step down from the dining hall, a bright room fitted with a range of base and wall units, built in electric hob, sink and space for appliances, with lobby area, shower room and door to the lean-to utility/garden room.



Outside

The garden is accessed from the garden room and 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. A vehicular right-of-way leads down the side of the property, leading to a garage.

Leasehold

The property is managed by Block Management, based in Sudbury. The property is 999-year leasehold (starting in 1984) with the vendor owning a **share of the freehold** from *List House Management Company* with the four other residents. The annual maintenance charge for the apartment is approx. £1,300.00 per year and covers the cost of repair and maintenance of communal areas and buildings insurance (exterior maintenance to windows and doors are the responsibility of the owner).

Services

Mains water, gas, electricity, and drainage connected. Broadband TBC. Babergh Council Tax band 'C'.

Location

List House is situated in the centre of the village giving good access to all local amenities and quick and easy access to the fabulous local countryside and attractive walks. Long Melford boasts fine historic homes mixed with modern contemporary properties.

The village is exceptionally well served and a most sought-after location. The neighbouring town of Sudbury offers further amenities, a range of shopping outlets, recreation facilities and schooling. The property also offers excellent commuting links wider afield, with Sudbury being a branch line train station linking to main line Colchester, or 75 minutes to London Liverpool Street Station.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



