



COCONUT HOUSE
LONG MELFORD, SUFFOLK

JACKSON-STOPS 

**COCONUT HOUSE, HALL STREET, LONG MELFORD
SUDBURY, SUFFOLK, CO10 9JQ**

GUIDE PRICE £1,250,000

A SUBSTANTIAL LATE 19TH CENTURY GRADE II LISTED TOWNHOUSE, STYLISHLY PRESENTED THROUGHOUT TO A VERY HIGH STANDARD, WITH STUDIO OUTBUILDING AND GATED PARKING.



DISTANCE

VILLAGE CENTRE LOCATION

SUDBURY 2 MILES

BURY ST EDMUNDS 10 MILES

COLCHESTER 16 MILES

GROUND FLOOR

- Reception Hall/Sitting Room
 - Drawing Room/Library
 - Kitchen/Dining Room
 - Utility Room
 - Cloakroom
 - Wine Cellar
-

FIRST & SECOND FLOORS

- Landing Room
 - Conservatory/Media Room with Roof Terrace Balcony
 - Master Bedroom, Dressing Room & Bath/Shower Room
 - Guest Bedroom with En-Suite Shower Room
 - Two Further Bedrooms
 - Family Shower Room
-

OUTSIDE

- Electric Gated Parking
- Studio Outbuilding
- Gardens



THE PROPERTY

Coconut House is an exceptional townhouse, presented to a very high standard throughout and enjoys good traditional character features due to its Grade II listed status, which benefits a property of this calibre.

A panelled front door gives access to the entrance porch which leads into the sitting/reception hall, that has a sash window to the front and features a Georgian fireplace with shelved alcove, ornate moulded cornice and opening through to the reception room and kitchen to the rear. Double doors open to the drawing room/library which features a sash window to the front and 2/3rds panel glazed french doors to the rear, open working Georgian fireplaces (as the room used to be split into two), bespoke built-in shelving with designer lighting, exposed floorboards and a moulded cornice. The dining room, in the centre of the house, is open plan to the kitchen with a brick floor, exposed brick fireplace with inset log burning stove, a shelved alcove to the side and an understairs store cupboard. The beautifully fitted kitchen benefits from underfloor heating and features a range of base and eye level with hard wood worksurfaces, a five-ring gas hob Rangemaster cooker and an American style fridge/freezer and wine fridge. A central island/breakfast bar boasts a polished granite block worksurface, underset ceramic butlers sink, Rangemaster integrated dishwasher and there is a high bressummer beamed and brick fireplace surround with inset gas fired four oven Aga range cooker with warm plate. A glazed trap door hatch opens to steps that lead to an excellent wine cellar with alcove displays and a fold down bar surface. The rear hall/utility room has a door out to the rear garden, a worksurface, units, ceramic butlers sink and space and plumbing for a washing machine and dryer. There is also a cloakroom.

A half galleried first floor landing with deep bay window to the rear and further stairs to the second floor, with under stairs cupboard, gives access to a unique conservatory/media room with glazed roof lantern and French doors opening to a roof terrace balcony. The room has exposed oak flooring, a beautifully fitted cupboard, shelf and TV wall unit with coal effect fireplace and an alcove kitchenette with work surface, base and eye level units, butler sink and a wine/beer fridge.



The first floor bedrooms are currently used by the owners as a suite with the main bedroom featuring two sash windows to the front, exposed floorboards and an ornate Georgian fireplace, the second bedroom is now a fully fitted dressing room and the bathroom is luxuriously fitted with a gloss tiled floor, ½ tiled walls, a panel enclosed bath, an oversized shower enclosure, a wall mounted vanity wash basin and a concealed cistern wc.

On the second floor there are three further comfortable double bedrooms, one with an en-suite, and a family shower room.

OUTSIDE

The gardens have been split into 'garden rooms' with a first-floor roof terrace featuring a spiral staircase down to the terraced wall enclosed rear garden which is ideal for alfresco dining and accesses the detached studio outbuilding and second garden room. The studio opens via French doors to the garden beyond, which has a tiled terrace sitting area and brick steps down to a path and lawned area being part wall enclosed and enjoying a pleached Maple stand of trees to one side. A gate leads through to the gated enclosed parking area and garden shed.

LOCATION

The property is located on Hall Street in the centre of Long Melford, backing onto the village hall and scout hut carpark, giving easy access from this end of Hall Street to The Green and the village amenities. Long Melford is frequently voted amongst the top 20 most sought-after villages in England and Wales and offers an excellent range of shops, restaurants, pubs, a doctors' surgery, a primary school, hotels and two Tudor mansions- Kentwell Hall and Melford Hall – both of which are open to the public.

The popular market town of Bury St Edmunds is 10 miles to the north and the neighbouring market town of Sudbury provides a rail link to London's Liverpool Street via Marks Tey (about 80 minutes).

Alternatively, there is a mainline service from Colchester with fast and regular trains taking about 48 minutes.



DIRECTIONS

Coconut House can be easily located within the village opposite the Bull Inn and Bull Lane, at the bottom of Long Melford Green. A lane runs down the right-hand side of the building around to the rear of the property (and the village hall/scout hut parking area) and gives access, via electric double gates, to the property from the rear.

PROPERTY INFORMATION

Services Mains water, electricity, gas and drainage.

Local Authority Babergh and Mid Suffolk District Council

Council Tax Band E

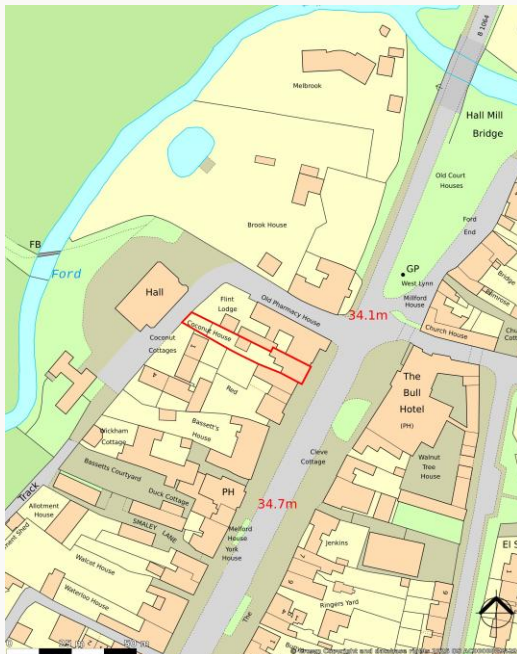
Tenure Freehold

Broadband Ofcom states speeds available of up to 73Mbps

Mobile Signal/Coverage Yes - varies depending on network provider. Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with Jackson-Stops.

Tel. 01284 700535





Hall Street

Approximate Gross Internal Area = 275.1 sq m / 2962 sq ft
 Approximate Outbuilding Internal Area = 17.8 sq m / 192 sq ft
 Approximate Total Internal Area = 292.9 sq m / 3154 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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