



MELFORD PARK FARM
Bridge St, Long Melford, Suffolk

Carter Jonas

MELFORD PARK FARM, BRIDGE STREET, LONG MELFORD, CO10 9BN

- 9 miles Bury St Edmunds
- 7 miles Sudbury
- 4 miles Long Melford
- 3 miles Lavenham

Kitchen/breakfast room • Boot room • Utility • Pantry
• Dining room • Sitting room • Study • Cellar • Principal
bedroom • 3 further bedrooms • Loft room • Garage/
workshop • Outbuildings.

DESCRIPTION

Estimated to have origins dating back to the late 15th or early 16th Century with a later 'high status' cross-wing, built to demonstrate the affluence of the owner, Melford Park Farm is a lovely example of our historic vernacular architecture. Displaying a host of attractive features including moulded timbers, mullion windows and historic parquetry, and having been in the same ownership for the last fifty years, the house whilst possibly a little bit dated in places, has a most welcoming and 'honest' ambience. Offering three generous reception rooms, large farmhouse kitchen, boot room, utility, walk in farmhouse pantry with cellar area below, four bedrooms and family bathroom, the farmhouse stands centrally in mature gardens of approximately one acre with a large pond (horse-pool), generous timber double garage including workshop and further outbuildings. Not being listed, Melford Park Farm provides further scope for possible extension and the beauty of the location will ensure that you would never make the property too good for the position it enjoys.

OUTSIDE

Historically, the track leading to Melford Park Farm would have been an ancient lane between the villages of Bridge Street/Alpheton and Cockfield. Today the track is a little used bridleway and surrounded by meadows and open countryside, the position of Melford Park Farm affords the occupants a wonderful degree of privacy and seclusion.

A FABULOUS UNLISTED PERIOD FARMHOUSE IN A WONDERFUL RURAL SETTING WITH NO ADJACENT NEIGHBOURS, FAR REACHING VIEWS TO SURROUNDING COUNTRYSIDE AND OFFERING THE PEACE AND SECLUDED LIFESTYLE OF A BYGONE ERA.







LOCATION

Once on the main road, convenient access is afforded to the market towns of Bury St Edmunds and Sudbury, together with the nearby historic villages of Lavenham & Long Melford which provide an excellent range of everyday schooling, shopping, recreational and cultural facilities.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: It is understood that mains water and electricity are connected. Drainage is by private system and broadband supplied via mobile broadband upload. Oil fired central heating to radiators.

Local Authority: Babergh District Council - Band G

WhatThreeWords: ///gently.balanced.symphonic





Melford Park Farm, Alpheton, Sudbury, Suffolk

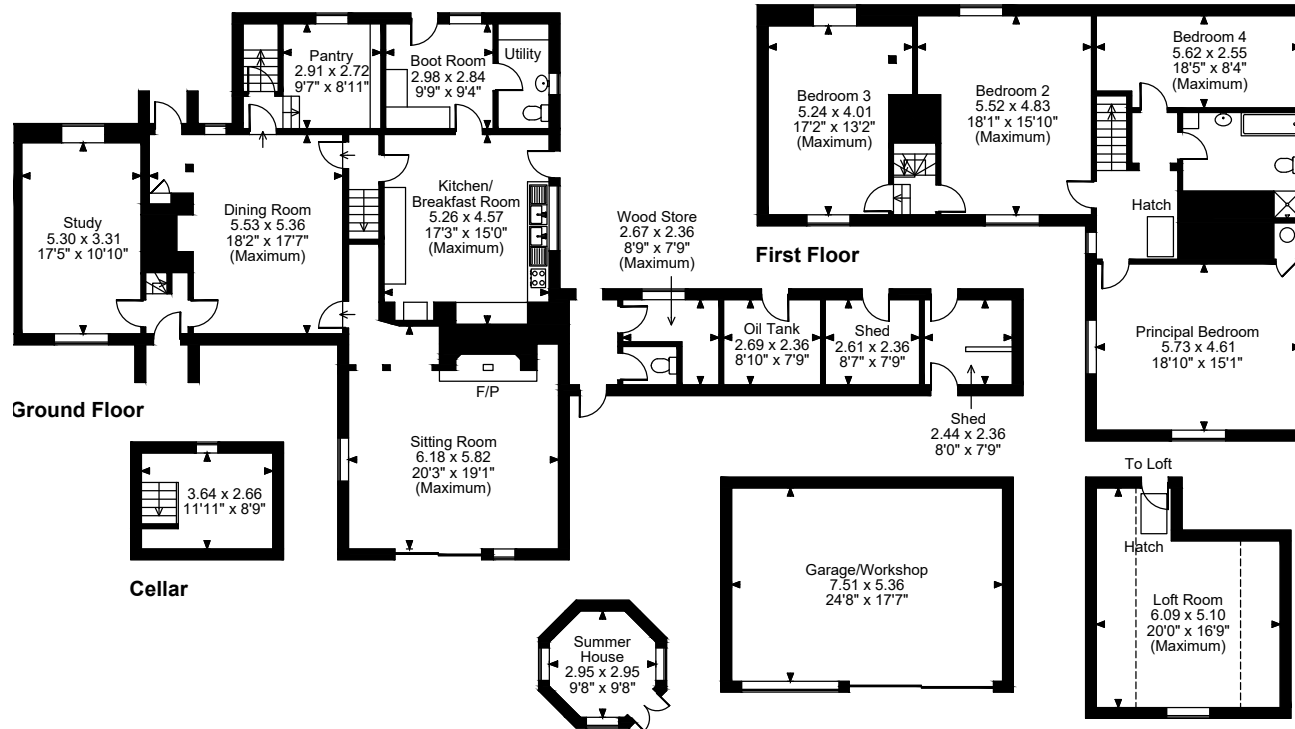
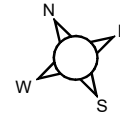
Approximate Gross Internal Area

Main House = 2,981 sq ft / 277 sq m

Garage/Workshop = 433 sq ft / 40 sq m

Outbuildings = 390 sq ft / 36 sq m

Total = 3,804 sq ft / 353 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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Long Melford 01787 882881

Suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk

carterjonas.co.uk

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