



**Offers In Excess Of £165,000**

The Barley House, Long Melford



## THE PROPERTY

Situated on the ground floor of a well-maintained block, this bright and well-proportioned flat offers practical and comfortable living—ideal for first-time buyers, investors, or those looking to downsize.

Accessed via a communal hallway, a private entrance leads into a central hall that connects to all rooms. The spacious sitting/dining room enjoys a dual aspect, allowing for plenty of natural light and providing a versatile living space.

The kitchen is fitted with matching wall and base units, work surfaces, and space for key appliances including an oven, fridge/freezer, washing machine, and dishwasher.

To the rear of the property are two bedrooms with pleasant outlooks and ideal proportions. The modern shower room features a large walk-in shower, close-coupled WC, pedestal basin, and heated towel rail.

Externally, there is ample residents' parking, offering added convenience for both homeowners and visitors.

## THE LOCATION

Long Melford is a picturesque Suffolk village celebrated for its Tudor and medieval charm. Home to Long Melford Hall and the historic Holy Trinity Church, it blends heritage with a vibrant community feel.

The village is a haven for independent boutiques, antique shops, and art galleries, as well as cafes and restaurants serving traditional and modern cuisine.

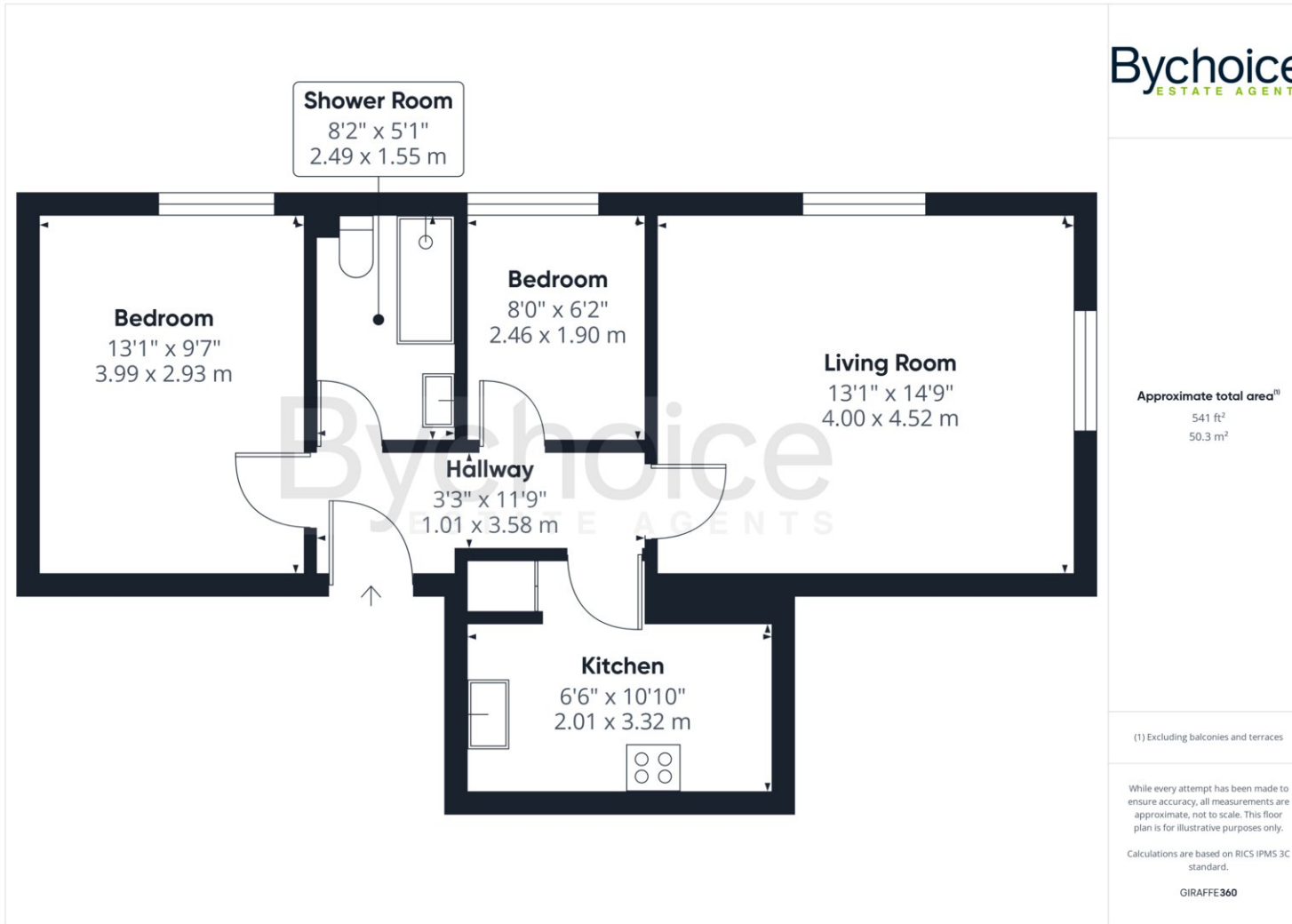
Surrounded by scenic countryside and the River Stour, Long Melford is ideal for walking, cycling, and outdoor activities. Regular local events and festivals bring the community together throughout the year.

Families benefit from excellent local schools, while good transport links ensure easy access to Sudbury and beyond, offering further amenities and commuter options.









Council & Council Tax Band – Babergh District Council - Band B

Tenure – Leasehold

Lease Length – 961 years remaining

Service Charge – TBC

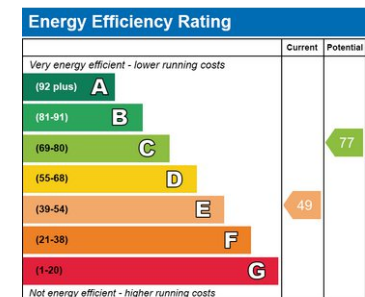
Ground Rent – TBC

Broadband – Superfast broadband with download speeds of up to 60mpbs and upload speeds of up to 18mpbs available (Ofcom data)

Mobile Coverage – Voice & Data likely outdoor with EE, O2, Vodaphone & Three (Ofcom data)

Utilities – Mains drainage, electric, water, electric heating.

Property Construction – Brick construction



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

**Bychoice**  
ESTATE AGENTS