



**1 Cordell Cottage, High Street,
Long Melford, Suffolk**

DAVID
BURR

1 CORDELL COTTAGE, HIGH STREET, LONG MELFORD, CO10 9DG

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

This charming two-bedroom cottage with garden studio enjoys a beautifully landscaped walled garden that is particularly private, enjoying wonderful views over the Melford Hall Estate.

A two-bedroom cottage with beautifully landscaped walled garden and views beyond

ENTRANCE HALL: This is a wonderfully light room with panoramic views over the side and rear garden finished with a Suffolk white brick floor with space for shoes and coats and other furniture, with glass panelled door leading to:

KITCHEN/BREAKFAST ROOM: The kitchen is fitted with a wide range of matching Shaker units with a thick wood-effect worktop with a split level leading down to a breakfast seating area. Integrated appliances include a sink with drainer unit and further vegetable sink with mixer tap, gas hob and eye-level oven with space for a washing machine, dishwasher, fridge freezer and under-counter water softener.

SITTING ROOM: This is a charming heavily-beamed room with oak mullion windows providing pretty views over the side garden to the southerly aspect, bringing in lots of natural light with further oak French doors leading to a side terrace seating area. Your attention in this room is immediately drawn to the soft red brick inglenook fireplace with oak bressumer beam, tiled hearth and inset multifuel burner with useful alcove for furniture. Opening staircase leading to:-

INNER HALL: Shelving providing useful storage with door leading to:

SHOWER ROOM: A three-piece suite consisting of a pedestal wash hand basin and WC with traditional fittings, large walk-in shower cubicle with

overhead shower and attractive tile surround and with corner linen cupboard which also houses the boiler.

First Floor

LANDING: From here you enjoy fantastic views over both the rear walled garden and stately home grounds associated with Melford Hall, with space for a desk, stairs leading to the second floor and doors leading to:-

BEDROOM 1: A generous master bedroom with exposed timbers and brickwork from the chimney breast with large built-in wardrobe and mullion window offering views over the garden.

CLOAKROOM: A two-piece suite consisting of a close couple WC and pedestal wash hand basin with mosaic tiled splashback.

WALK-IN WARDROBE: Accessed off the landing, this offers fantastic hanging rail space but could be knocked through into the cloakroom to create a second bathroom or a shower room.

Second Floor

BEDROOM 2: This is a splendid room with exposed timbers and window offering elevated views over both the rear garden and Melford Hall's parkland grounds.

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Outside

Opposite Melford's famous Green is a further smaller green where parking can be found, with shingle footpath and solid wooden gate bringing you to the property's garden. Accessed via glazed oak doors from the principal reception room is a large brick-paved terrace being a great space for entertaining and to enjoy the afternoon sun, surrounded by well-stocked borders offering seasonal colour with the backdrop of a brick and flint wall adding to the property's charm with a range of wisteria, climbers and rose bushes offering bursts of colour. Beyond this is a further sheltered seating area and corner workshop with further footpath leading to:-

STUDIO: A glass-panelled door brings you to the entrance hall of the studio with two useful storage cupboards and a further box room which has previously been earmarked as a cloakroom to create secondary accommodation. Glass panelled door leading to:-

HOME OFFICE/GARDEN ROOM: This is a wonderfully light room enjoying pretty views over the garden with French doors leading to a terrace. This room has more recently been used for hobbies but could have a range of uses to suit any needs.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: C

Agent's Notes

The property enjoys a right of way across neighbouring titles along a footpath. For more information please contact the office. Not uncommon for a property of this ilk the cottage does enjoy a small flying freehold. Contact the agent for more information.

The property is Grade II listed.

TENURE: Freehold

CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: prep.ecologist.meanings

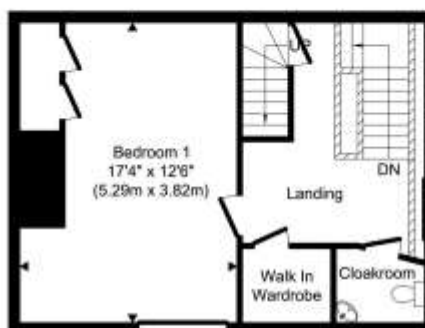
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

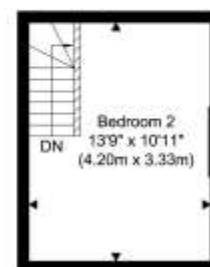
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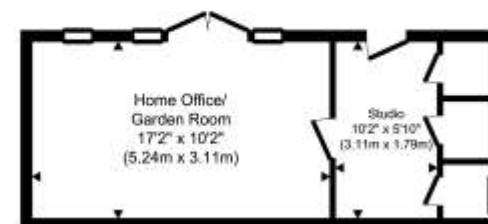
Ground Floor
Approximate Floor Area
640.45 sq. ft.
(59.50 sq. m)



First Floor
Approximate Floor Area
392.34 sq. ft.
(36.45 sq. m)



Second Floor
Approximate Floor Area
144.66 sq. ft.
(13.44 sq. m)



Outbuilding
Approximate Floor Area
269.74 sq. ft.
(25.06 sq. m)

TOTAL APPROX. FLOOR AREA 1447.20 SQ.FT. (134.45 SQ.M.)

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