



**Archway Cottage, Little St. Mary's,  
Long Melford, Suffolk**

**DAVID  
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# ARCHWAY COTTAGE, LITTLE ST. MARYS, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9HY

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).

A charming Grade II listed cottage of considerable character situated within moments of the amenities of one of East Anglia's most picturesque and well-served villages. The property contains charming accommodation displaying numerous original period features yet remains remarkably well suited to modern living. On the ground floor a study hall leads through to a sitting room and a kitchen/dining room whilst upstairs are three well-proportioned double bedrooms and a shower room. There is the further benefit of a low maintenance enclosed rear garden with ample parking available along Little St Marys itself. **NO ONWARD CHAIN.**

## A three double-bedroom character cottage in the centre of the village.

Front door leading to:-

**STUDY HALL: 10'10" x 7'5"** (3.30m x 2.25m) With attractive mellow red brick parquet flooring, original staircase leading to first floor, exposed timbers and space for a study desk adjacent to a sash window overlooking the street scene. Opening leading to:-

**SITTING ROOM: 12'0" x 9'5"** (3.66m x 2.87m) With exposed timbers, plenty of space for seating and a central mellow red brick chimney breast with inset gas fireplace and the potential to install a wood burner (subject to any necessary consents). Opening leading to:-

**KITCHEN/DINING ROOM: 16'4" x 12'11" (max)** (4.97m x 3.94m) Cleverly designed to maximise the storage space with a range of bespoke fitted cupboards below the staircase and to the rear of the chimney breast. The kitchen contains a range of base and wall level units with solid wood worksurfaces incorporating an induction hob and a butler sink with traditional style mixer tap above and drainer to side. Integrated appliances include a Lamona dishwasher, wine cooler, below counter refrigerator and washing machine. There is the further benefit of a freezer and open fronted wine racks. Wood and glass panel double doors open onto the garden and

with a sense of character from a continuation of brick flooring and exposed timbers. Further door leading onto passageway.

### First Floor

**LANDING:** With exposed timbers, leaded light window overlooking the rear garden and doors leading to:-

**BEDROOM 1: 14'4" x 10'7"** (4.38m x 3.23m) An excellent double bedroom with high ceilings and a secondary glazed sash window overlooking the street scene. Airing cupboard off containing a recently installed combination boiler and with access to loft storage space.

**BEDROOM 2: 13'10" x 9'10"** (4.21m x 3.00m) A further comfortable double bedroom with exposed timbers, double wardrobe and secondary glazed sash window overlooking the street scene.

**BEDROOM 3: 9'9" x 9'5"** (2.96m x 2.88m) An ideal guest bedroom which could equally be utilised as a study to work from home if required and with a window overlooking the gardens.

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**SHOWER ROOM:** With thumb latch door, double-width corner shower with tiled surround and glass screen door, WC and vanity suite with mirror fronted storage cupboard with censer lighting and a heated towel rail.

## Outside

The property benefits from a low maintenance private enclosed rear garden finished with flagstones and providing an attractive area of seating to the rear. A passageway leads through an original arched doorway back onto Little St. Marys.

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

## AGENT'S NOTES

The property is Grade II listed and is situated in a conservation area.

**EPC RATING:** Exempt - Listed.

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

**COUNCIL TAX BAND:** C

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Timber framed

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. **Speed:** up to 62 mbps download, up to 14 mbps upload

**Phone signal:** Yes – EE, Three, O2, Vodafone.

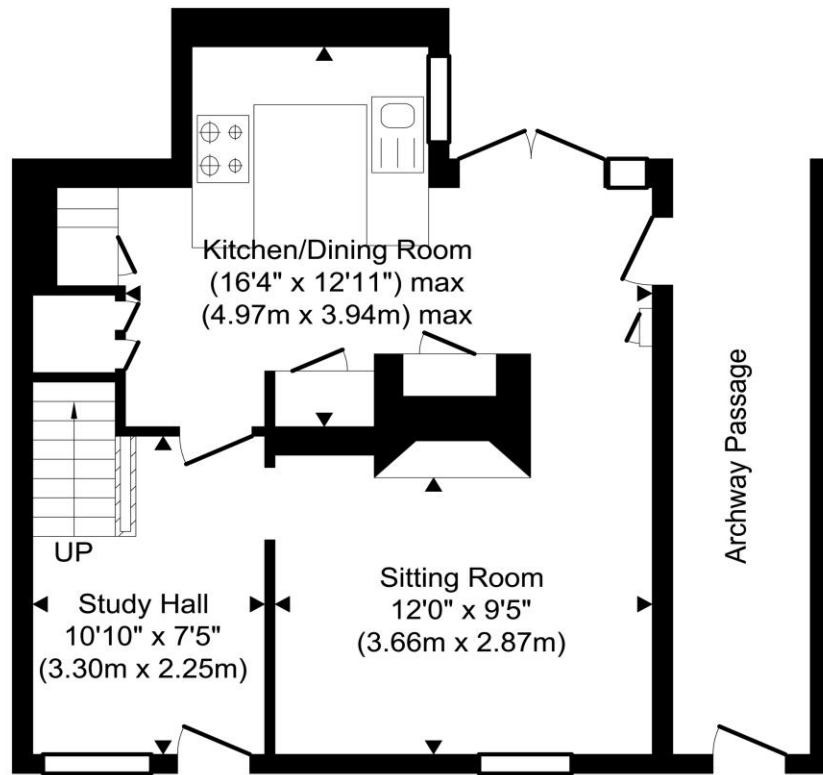
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**WHAT3WORDS:** corrects.hurls.games

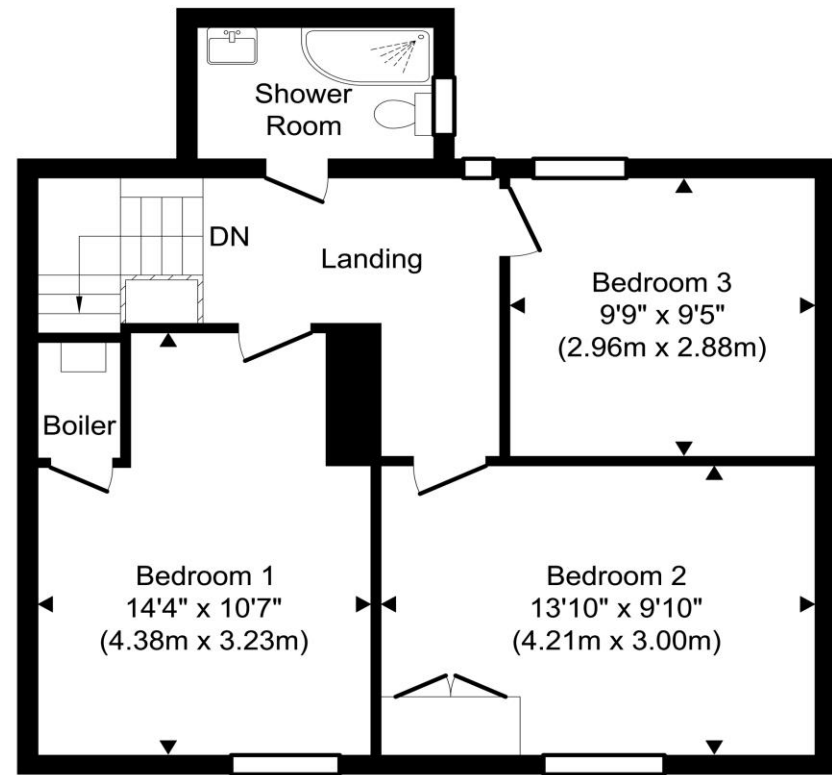
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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Ground Floor  
Approximate Floor Area  
413.54 sq. ft.  
(38.42 sq. m)



First Floor  
Approximate Floor Area  
524.63 sq. ft.  
(48.74 sq. m)

TOTAL APPROX. FLOOR AREA 938.18 SQ.FT. (87.16 SQ.M.)  
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