



**17 Church Walk,  
Long Melford, Sudbury, Suffolk**

**DAVID  
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# 17 CHURCH WALK, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9DL

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 period cottage occupies a lovely position at the top of Long Melford's famous village green, only a stone's throw away from the stunning Holy Trinity church. The property has been sympathetically re-furbished and now provides accommodation of considerable character over three floors that is further complemented by a 60ft long landscaped South-West facing garden and useful studio/summer house. The cottage has been successfully run as a holiday let and offers a viable investment with significant income potential but would equally serve beautifully as a full-time residence or weekend home.

## **An exceptional end-of-terrace Grade II Listed period cottage with accommodation over three floors and a charming private garden with summer house/studio cabin.**

**SITTING ROOM:** 4.62m x 3.76m (15'2" x 12'4") A charming room with a high beamed ceiling, exposed wall timbers, floorboards and a large leaded bay window which in turn provides a lovely view of the Trinity Hospital and parish church. Open fireplace with stone hearth and brick surround and thumb latch door leading into:-

**Inner hall:** With exposed beams, useful storage cupboard and staircase rising to the first floor.

**KITCHEN/DINING ROOM:** 5.54m narrowing to 2.57m x 11' 6" narrowing to 6' 5" (18'2" narrowing to 8'5" x 11'6" narrowing to 6'5") A splendid room with exposed timbers throughout, an attractive tiled floor and a leaded glass window providing views over the rear garden. Divided into distinct areas and finished with an extensive range of attractive solid wood units with oak wood worktops and inset butler sink with mixer tap over. Space for a free-standing cooker, integrated slimline dishwasher, and washer/dryer. Door to garden.

*For study, see studio/outbuilding.*

### **First floor**

**LANDING:** Useful storage cupboard, exposed beams, staircase to second floor and doors to:

**BEDROOM 1:** 4.22m x 3.3m (13'10" x 10'10") Exposed beams, large storage/linen cupboard and extensive built in shelving. Oak fronted wardrobes. A leaded glass window provides a lovely view of the Trinity Hospital, the green and Melford Hall beyond.

**BATHROOM:** 3.45m x 2.59m (11'4" x 8'6") A spacious room currently which has just undergone renovation and includes a generous shower with rainfall style shower head and additional attachment below, bath with panelled surround, W.C. and a vanity suite.

### **Second floor**

**BEDROOM 2:** 3.66m x 3.15m (12'0" x 10'4") With exposed beams, a floor to ceiling red brick chimney, contemporary mirror fronted radiator and a view of the parish church.

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## Outside

The 60ft rear garden is one of the property's most attractive features and enjoys the sun throughout the day. On one side is an 8ft high red brick wall complementing the landscaped garden that has been finished with low maintenance in mind and incorporates extensive terracing, well stocked beds filled with colour and variety and to the rear a cleverly placed:

**STUDIO/SUMMER HOUSE:** 4.22m x 1.68m (13'10" x 5'6") With a high ceiling and bi-folding doors that open to create a 9ft wide opening onto the garden. Designed to be utilised all year round, there is a log burning stove, a stone floor and a useful recessed area complete with storage. Light and power connected.

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

**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:** D

**TENURE:** Freehold

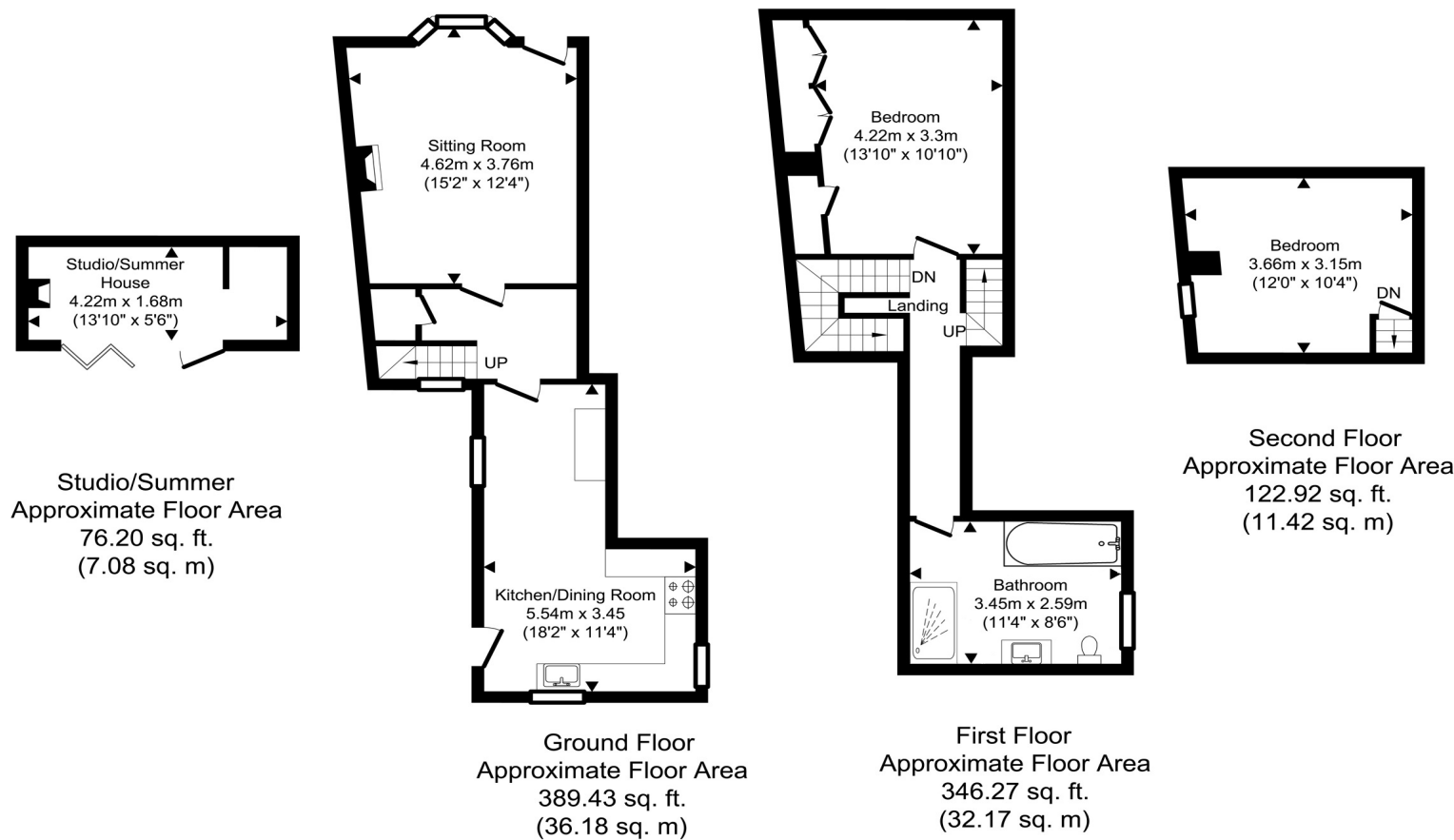
**CONSTRUCTION TYPE:** Timber framed

**WHAT3WORDS:** singing.ordering.obstruct

**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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TOTAL APPROX. FLOOR AREA 86.85 SQ.M. (934.84 SQ.FT.)

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