



KINGS COTTAGE
Long Melford, Suffolk

Carter Jonas

KING COTTAGE, LITTLE ST MARY'S, LONG MELFORD, SUFFOLK, CO10 9HY

- Sudbury 3 miles
- Lavenham 4 miles
- Bury St Edmunds 11 miles

Grade II listed · Sitting room · Dining room · Cellar
Kitchen/breakfast room · Downstairs bathroom
3 double bedrooms · Family bathroom · Attic potential
Gardens · Village location

DESCRIPTION

Kings Cottage is a delightful Grade II listed property believed to date back to the 16th Century. Tucked down a private road just off the High Street of Long Melford, Kings Cottage forms the south wing of this historical house and offers a wonderful sitting room, with impressive inglenook fireplace, exposed beams and unusually high ceilings, a further kitchen/breakfast room with original brick flooring and adjoining downstairs cloakroom/shower room, with access to a useful cellar and rear entrance out to the gardens.

Upstairs offers 3 generous double bedrooms with stunning original oak flooring, a family bathroom and a wonderful attic providing an exciting conversion potential to the future owners (stp).

OUTSIDE

Outside is a mature private garden to the rear, with well stocked borders and flower beds, with a side passage via the arched Tudor door back onto the High Street of Long Melford.

A DELIGHTFUL GRADE II LISTED 3 BEDROOM COTTAGE, WITH IMPRESSIVE PERIOD FEATURES & ENCLOSED GARDENS, IN EASY WALKING DISTANCE OF GOOD AMENITIES, IN THE POPULAR VILLAGE OF LONG MELFORD.



LOCATION

Long Melford has previously been voted as one of the top 20 most sought-after villages in England and Wales. There is an excellent range of shops, restaurants, pubs, doctors' surgery, three hotels and two Tudor mansions - Kentwell Hall and Melford Hall - both of which are open to the public.

The market town of Sudbury (3 miles) provides a rail link to London's Liverpool Street via Marks Tey (about 80 minutes), alternatively there is a mainline service from Colchester with fastest trains taking from 48 minutes. The historic market town of Bury St Edmunds lies 11 miles to the north.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains Gas, electricity & water
Gas fired central heating

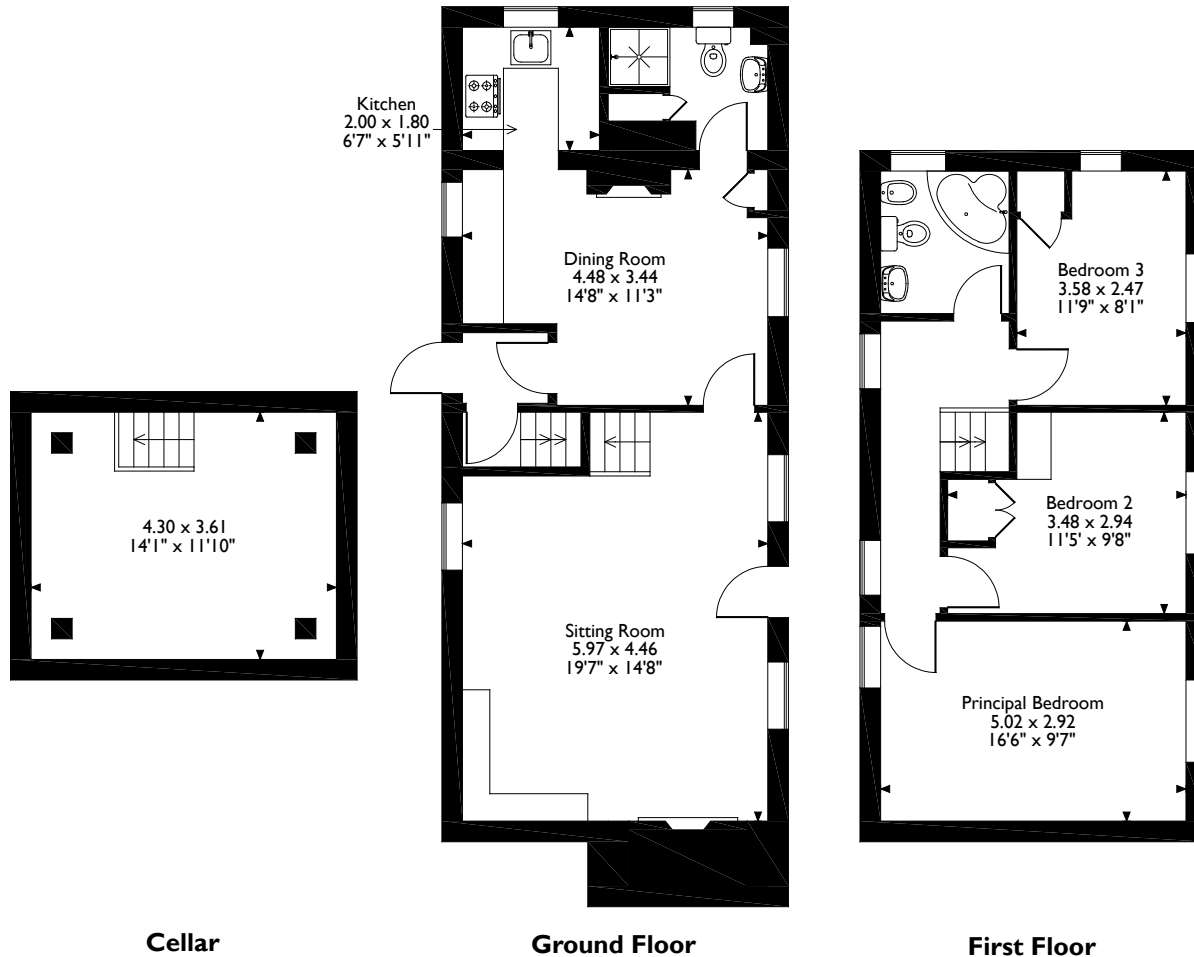
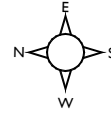
Local Authority: Babergh District Council

Council Tax: Band D

Viewing: By appointment with Carter Jonas
T: 01787 882881



Kings Cottage, Long Melford, Suffolk
Approximate Gross Internal Area
112 Sq M/1205 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Long Melford 01787 882881

Suffolk@carterjonas.co.uk

Carter Jonas, Little St Mary's, Long Melford,
 Suffolk, CO10 9LQ

carterjonas.co.uk

Offices throughout the UK

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