



**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

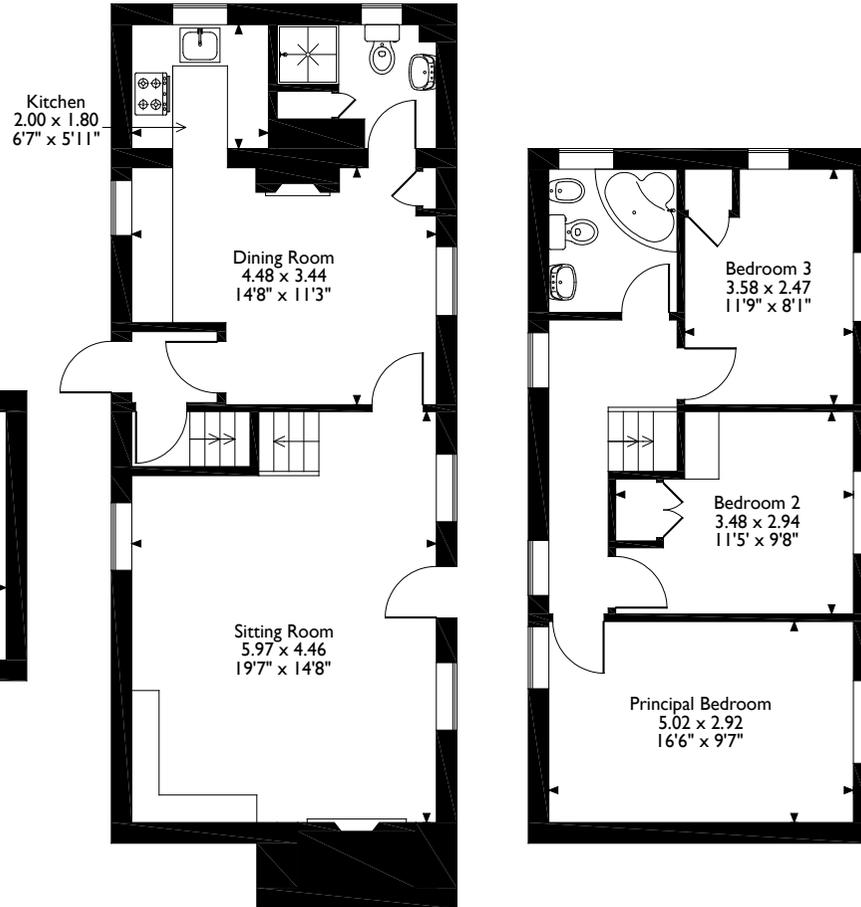
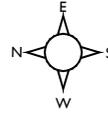
**Local Authority:** Babergh District Council

**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**



**Cellar**

**Ground Floor**

**First Floor**

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

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.