



**ARCHWAY COTTAGE**  
Long Melford, Suffolk

**Carter Jonas**

## ARCHWAY COTTAGE, LITTLE ST MARY'S, LONG MELFORD, SUDBURY, SUFFOLK CO10 9HY

- 2 miles to Sudbury (London Liverpool Street from 78 minutes)
- 10 miles to Bury St Edmunds
- 16 miles to Colchester (London Liverpool Street from 48 minutes)

Entrance hall • Sitting room • Kitchen/breakfast room  
3 double bedrooms • Gardens • Village location • Period features • Grade II listed

### DESCRIPTION

This delightful property is named after the charming Tudor arched passage providing useful side access, with exposed timbers and an original brick floor. This authentic character continues through the medieval former Hall House with exposed timbers, some brick floors and an impressive brick and timber staircase with barley twist spindles. The well presented layout and is cleverly designed to ensure the space is utilised. A spacious hallway provides a lovely first impression leading into the open plan sitting room with a fireplace, fully fitted kitchen and adjoining dining room with glazed double doors onto the garden. The easy rising staircase leads to a central landing giving access to the 3 double bedrooms and bathroom. This mid terraced property has an attractive Georgian frontage with sash windows providing good natural light to the interior.

### OUTSIDE

The enclosed rear garden is mainly laid to flagstone paving bordered by a narrow flowerbed with climbing plants, trellis fencing and a couple of covered stores. The archway side access is owned by Archway Cottage with the immediate neighbour having access through the archway - the garden to the cottage is private, with no rights of way and dedicated access through an attractive wrought iron gate.

**A CHARMING GRADE II LISTED COTTAGE WITH IMPRESSIVE PERIOD FEATURES, AN ENCLOSED GARDEN AND CHARMING SIDE ACCESS IN EASY WALKING DISTANCE OF AMENITIES IN THE POPULAR VILLAGE OF LONG MELFORD.**



## LOCATION

Long Melford is frequently voted amongst the top 20 most sought-after villages in England and Wales. There is an excellent range of shops, restaurants, pubs, doctors' surgery, a primary school, hotels and two Tudor mansions - Kentwell Hall and Melford Hall - both of which are open to the public. The market town of Sudbury (2 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 about 48 minutes. The historic market town of Bury St Edmunds lies 10 miles to the north.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains gas, water, electricity and drainage.

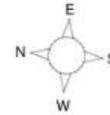
**Local Authority:** Babergh District Council Band C

**Viewings:** By appointment with Carter Jonas  
Tel: 01787882881

**What3Words:** ///spooked.spilled.walls.



**Archway Cottage, Little St. Marys, Long Melford**  
 Approximate Gross Internal Area  
 Main House = 930 sq ft / 86 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Long Melford 01787 882881**

Suffolk@carterjonas.co.uk  
 Little St Mary's, Long Melford, CO10 9LQ

**carterjonas.co.uk**

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