

DAVID BURR

Cranfield Cottage,
Long Melford, Suffolk









Cranfield Cottage, Clare Road, Long Melford, Sudbury, Suffolk, CO10 9AE

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).

An outstanding, unlisted period home in a peaceful rural location with an established glamping/rural retreat business, set within approximately 1.3 acres.

Accommodation

An entrance vestibule provides space for coats and shoes, with an exposed timber opening leading into a well-proportioned dining room with ample space for a large table and chairs and a dual aspect outlook over the grounds. Red brick feature fireplace (currently not operational but with the potential to be reinstated) and a door leading up to the first floor.

A further well-proportioned dual aspect reception room contains an additional fireplace with the potential to be reinstated with a quarry tiled hearth and exposed brick and timbers, a fine view over the property's gardens and exposed ceiling timbers throughout.

The kitchen is finished in a traditional farmhouse style with solid wood work surfaces incorporating an Armitage Shanks butler sink with a brass mixer tap above, space for a range cooker, space and plumbing for a dishwasher, and a triple aspect outlook. Large pantry cupboard with fitted shelving off, and there is also room for a freestanding table and chairs. A stable door opens onto terracing.

An inner hall serves two bath/shower rooms. The bathroom has been refurbished with a luxurious double-ended freestanding roll-top bath, patterned tiled flooring, a traditional style WC, a vanity suite and storage cupboards. A further shower room contains a tiled shower cubicle, WC and a wash hand basin.

Upstairs, a landing serves four bedrooms. The main bedroom is particularly light, with an outlook towards countryside and exposed ceiling timbers. All other bedrooms are doubles in size, with exposed timbers and windows with an attractive outlook.

Outside

The property is approached via a long driveway which leads far back from the public highway, expanding into a substantial private driveway providing off-road parking for numerous vehicles, and which immediately gives way onto the property's gardens.

Accessible from the driveway are various outbuildings. Of particular note is a high quality studio/home office, which is currently used as a therapist's studio, with a contemporary finish, laminate wood flooring and two separate rooms, one of which contains a wood-burning stove with a serene view over the property's gardens and onto countryside beyond. There is the extra benefit of electric heating. Beside the studio is a substantial garage/workshop with two areas internally and power and light connected. Also accessible from the driveway is a versatile laundry room with power, light and plumbing.

An enormous attribute of the property is its well-established glamping/rural retreats business, which generates a meaningful income for the current owners and offers the rare potential for a purchaser to acquire a going concern with an established reputation. Three separate dwellings comprise

a high quality yurt, a hobbit house and a shepherd's hut, which provide peaceful accommodation in a secluded and picturesque setting in the heart of the Suffolk countryside.

Well-kept lawns contain a number of maturing trees and sunny areas of seating, as well as a hot tub terrace and a fine view over meadows behind. The guest accommodation is served by a communal outbuilding which provides both a sitting room with an outlook over the grounds and a contemporary kitchen/breakfast room, as well as two shower rooms, one of which is fitted with accessibility in mind.

In all about 1.3 acres (sts).

SERVICES: Main water. Private drainage by Klargester. Mains electricity. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTE: The property is not listed although thought to date back to the early 1800s.

A right of way exists over land belonging to a third party to access the property. For more information please contact the office.

We are advised that the thatch was last rethatched in 2019 with straw.

We understand a wayleave agreement exists in relation to UKPN. For more information, please contact the office.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: E

TENURE: Freehold

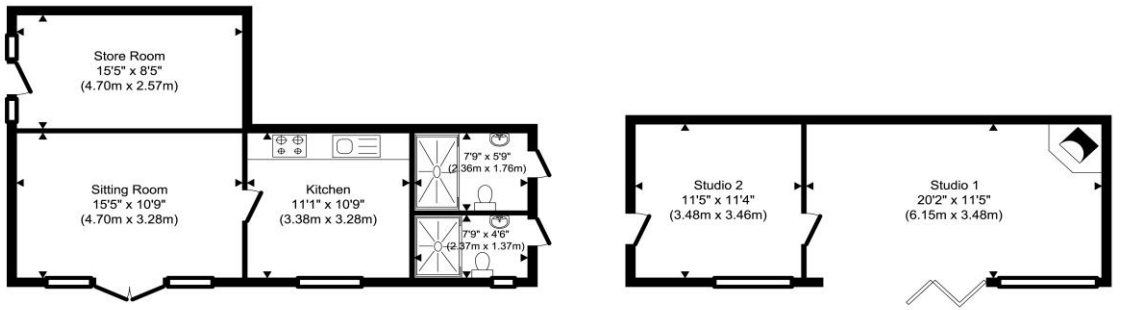
CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: ///flow.chatted.sprinter

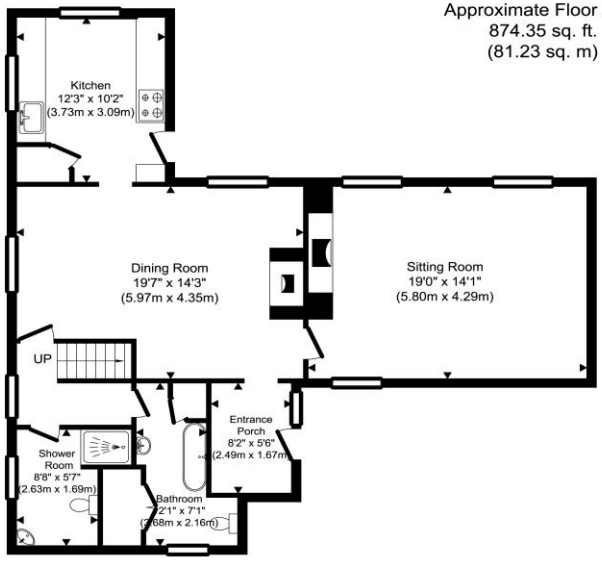
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

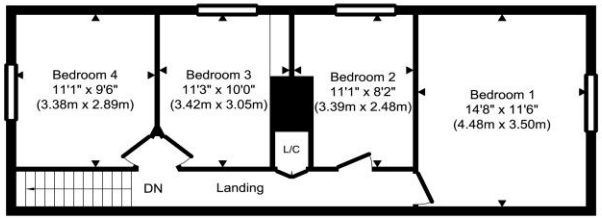
Cranfield Cottage, Clare Road, Long Melford, Sudbury, Suffolk, CO10 9AE



Outbuildings
Approximate Floor Area
874.35 sq. ft.
(81.23 sq. m)



Ground Floor
Approximate Floor Area
901.47 sq. ft.
(83.75 sq. m)



First Floor
Approximate Floor Area
555.74 sq. ft.
(51.63 sq. m)

TOTAL APPROX. FLOOR AREA 2331.57 SQ.FT. (216.61 SQ.M.)
Produced by www.chevronphotography.co.uk © 2026

























