



**6 Scutchers Cottages,
Long Melford, Suffolk**

**DAVID
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6 Scutchers Cottages, Westgate Street, Long Melford, Sudbury, Suffolk, CO10 9DP

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).

A charming Grade II listed end-of-terrace cottage situated in a quiet, discreet location just moments from the famous village green. The cottage contains characterful accommodation over two levels which includes an impressive double reception room, a kitchen/dining room, ground floor bathroom and utility cupboard. Upstairs are three bedrooms serviced by an en-suite shower room and a cloakroom. To both the front and rear are beautifully kept cottage gardens, the rear garden enjoying a west-facing aspect with the further benefit of an outbuilding with power connect and a side access. **NO ONWARD CHAIN.**

A three bedroom end-of-terrace cottage in one of East Anglia's most picturesque villages.

Accommodation

DOUBLE RECEPTION ROOM: An impressive and particularly light room with two sash windows overlooking the cottage garden to the front. Attractive laminate wood flooring and with a central chimney breast dividing the room into two functional spaces with a feature fireplace on one side and an outstanding cast iron Victorian range on the other. Space for seating and a staircase rising to first floor. Charming recessed 'reading corner' with storage cupboard off and a thumb latch door leading to:-

KITCHEN/DINING ROOM: With slate tiled floor and plenty of room for dining table and chairs. Matching range of base and wall level cabinets with solid wood work surfaces incorporating a butler sink with mixer tap above and drainer to side and a four-ring gas hob with extraction above and tiled splashbacks. Integrated below countertop refrigerator and a lovely stable door opening onto decked terracing and with a window overlooking the west-facing garden. Further thumb latch door leading to:-

LOBBY: With a useful **UTILITY CUPBOARD** off with space and plumbing for a washing machine and a further door leading to:-

BATHROOM: Containing a tongue-and-grove panelled bath, W.C. and a pedestal wash hand basin.

First floor

LANDING: With access to loft storage space and thumb latch doors leading to:-

BEDROOM 1: With space for a double bed and a fantastic outlook across the rear garden and over neighbouring countryside. Door leading to:-

EN-SUITE: Containing a generous walk-in shower, wash hand basin and a vanity suite with a tiled splashback.

BEDROOM 2: A wonderful dual aspect bedroom with outlook to both the front and rear.

BEDROOM 3: An ideal guest bedroom overlooking the front garden.

CLOAKROOM: Containing a W.C. and a wash hand basin.

Outside

The property is situated in a wonderful tucked-away location at the end of a highly regarded terrace of period cottages. A pathway leads into a charming

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front garden with stone paving and a stunning brick and flint wall, a mature wisteria and colourful well-stocked beds.

To the rear of the property is a private enclosed and especially generous **WEST FACING** garden with a sunny decked terrace adjacent to the house itself with an awning and exterior lighting. Paving stones lead through areas of lawn which are bordered by well-stocked beds and containing a number of attractive, well-manicured trees. To the rear of the plot are vegetable beds enclosed by timber sleepers and a useful **OUTBUILDING** with power connected.

Agent's notes

The property is accessible along a pathway with a legal right of way to get to the cottage over land belonging to a third party. It is worth noting that no other property has a right of way over the title belonging to 6 Scutchers Cottages itself.

The property is Grade II listed and stands within a conservation area.

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

EPC RATING: Exempt – Listed

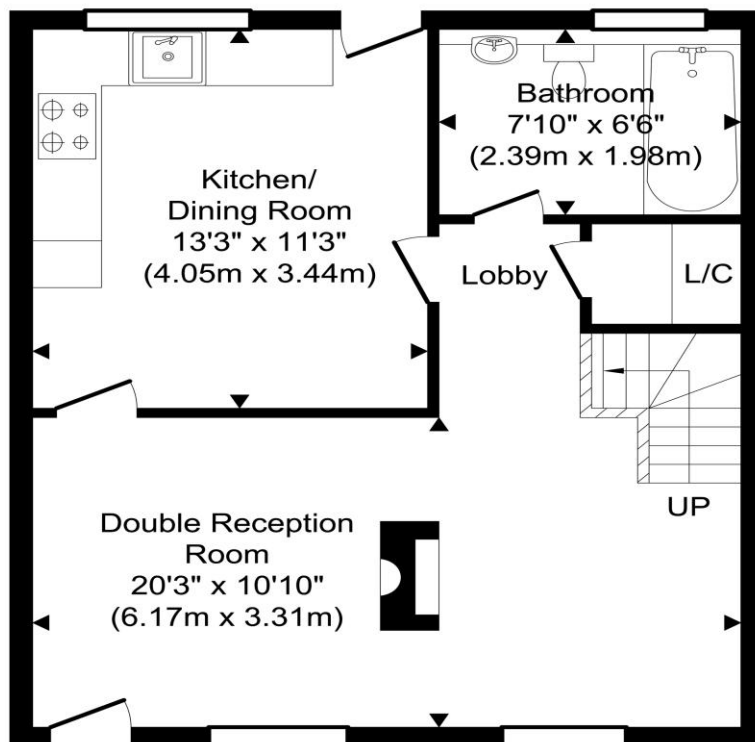
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: D

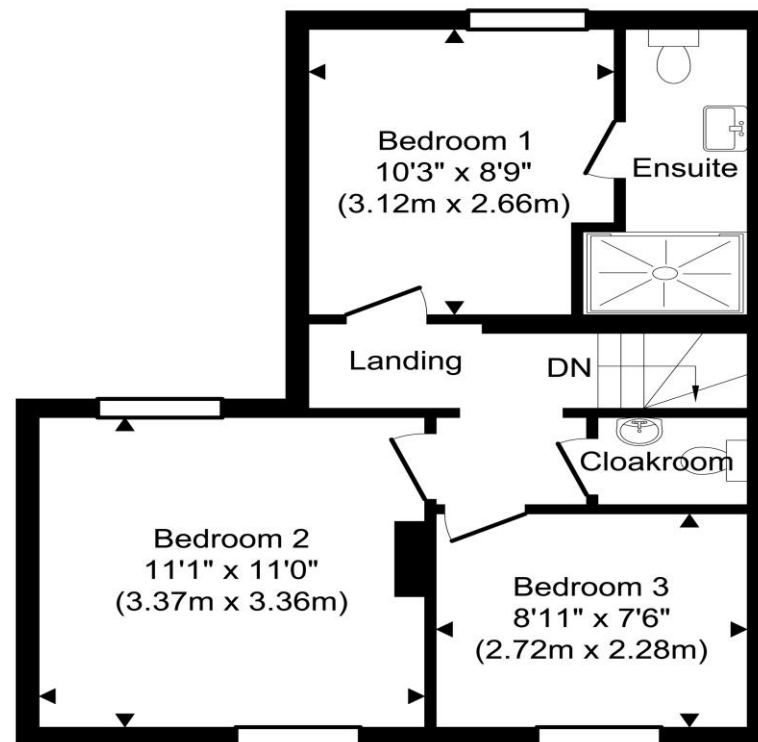
WHAT3WORDS: bills.preparing.glades

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
495.35 sq. ft.
(46.02 sq. m)



First Floor
Approximate Floor Area
390.40 sq. ft.
(36.27 sq. m)

TOTAL APPROX. FLOOR AREA 885.76 SQ.FT. (82.29 SQ.M.)

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