



Property Overview:

A Distinguished Village House in an Iconic Suffolk Setting

Occupying an enviable position overlooking the medieval green in the very heart of Long Melford, this exceptional period home presents a rare opportunity to acquire a property of both architectural character and historic significance, set within one of Suffolk's most admired village landscapes. Thoughtfully evolved over time, the house offers a refined balance of heritage and modern living, combining beautifully preserved period features with carefully considered spaces designed for comfort, flexibility and everyday enjoyment.

The setting is truly remarkable. Long Melford, with its striking Tudor and Georgian streetscape, is widely regarded as one of England's finest villages, centred around an expansive green and anchored by the magnificent Holy Trinity Church Long Melford. From the property, this iconic outlook is both immediate and uninterrupted, creating a quintessentially English backdrop that brings a rare sense of openness, tranquillity and connection to the surrounding heritage.

Inside, the house reveals a warm and inviting atmosphere, where character and craftsmanship are evident throughout. The principal reception space forms the heart of the home, defined by a grand inglenook fireplace, exposed brickwork and substantial ceiling beams. This is a room that effortlessly balances scale and intimacy, equally suited to relaxed day-to-day living and more formal entertaining. Adjoining, a quieter study area offers a natural extension of the space, ideal for home working or retreat, while maintaining a cohesive and flowing layout.

The principal suite is particularly well considered, combining exposed timbers and oak flooring with bespoke fitted wardrobes and an elegantly appointed en suite bathroom, creating a private and restful environment of notable quality.





- CHAIN FREE
- DETACHED 3 BEDROOM COTTAGE
- EXCEPTIONALLY PRESENTED GRADE II LISTED COTTAGE
- 0.45 ACRE PLOT
- RICH IN CHARACTER FEATURES
- PROMINENT POSITION OVERLOOKING THE MEDIEVAL GREEN
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- OUTBUILDING AND STUDIO
- LANDSCAPED SOUTH FACING GARDENS





Property Setting:

A further layer of character is revealed at lower ground level, where the house opens into a richly atmospheric dining setting. Exceptionally presented with exposed beams, this space provides an exceptional setting for both entertaining and family gatherings, enhanced by the addition of a dedicated wine store. The adjoining kitchen and breakfast room forms a natural focal point of the home. Marble worktops alongside handcrafted cabinetry and direct access to a terrace ensure the space is as practical as it is inviting, with a seamless connection between indoor and outdoor living. A utility room and cloakroom are discreetly positioned, supporting the day-to-day functionality of the house.

The upper floors continue to impress, offering further accommodation that reflects the same attention to detail and sense of character, with far-reaching views across the surrounding landscape, including the green and church beyond.

Externally, the gardens are a defining feature and have been thoughtfully designed to complement both the house and its setting. Extending to approximately 0.45 acres and enjoying a prized south-facing aspect, the grounds unfold as a series of distinct outdoor spaces, from an elevated deck to sheltered terraces and a central lawn framed by mature trees and established planting. The result is a setting that offers both privacy and visual interest throughout the seasons, perfectly suited to relaxation and entertaining alike.

Further enhancing the property is a detached studio, providing highly versatile accommodation ideal for home working, creative pursuits or guest use, complete with its own bathroom. An additional outbuilding, offers further scope for adaptation, whether as a gym, workshop or ancillary accommodation, subject to the necessary consents.

A distinguished approach sets the tone, with a traditional five-bar gate opening onto a sweeping driveway that offers ample additional parking while creating an immediate sense of arrival befitting the home's character and stature. A secondary five-bar gate provides further off-road parking, enhancing both convenience and exclusivity.

Steeped in history and widely regarded as one of Suffolk's most desirable villages, Long Melford offers an exceptional blend of period charm and modern convenience. Famed for its remarkable village green, one of the longest in England. The village supports a vibrant yet relaxed lifestyle, with an array of independent boutiques, galleries, restaurants and traditional inns. Architectural landmarks such as Kentwell Hall and the National Trust's Melford Hall reflect the area's rich heritage, while the surrounding Suffolk countryside provides an abundance of walking and outdoor pursuits. For wider amenities, the nearby market town of Sudbury offers rail connections to London, ensuring the village remains both idyllic and accessible. Altogether, Long Melford represents a location of enduring appeal, perfectly suited to those seeking a refined country lifestyle without compromise.

Agents notes:

Tenure - Freehold

Council tax - Band F

Services - Gas/Electric/Water/Drainage

Heating - Radiators & Underfloor Heating

Mobile - EE and Vodafone are available, 02 & Three likely

Broadband - Ultrafast is available

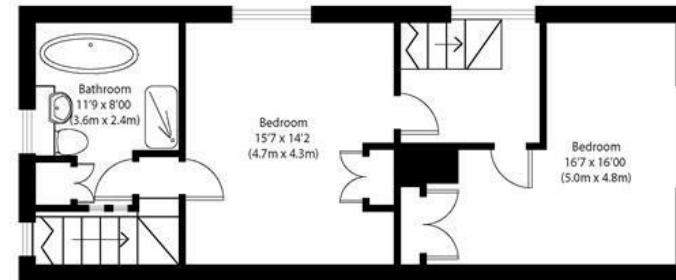
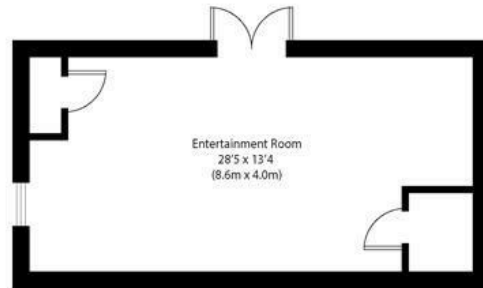
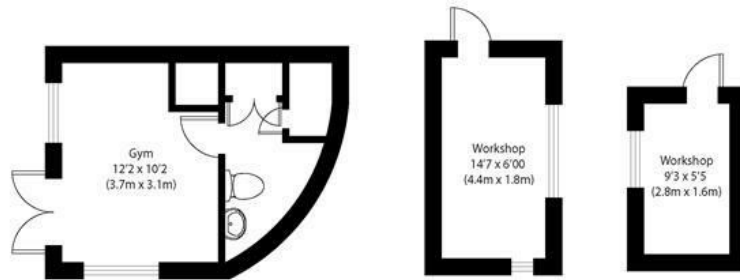
EPC - TBC



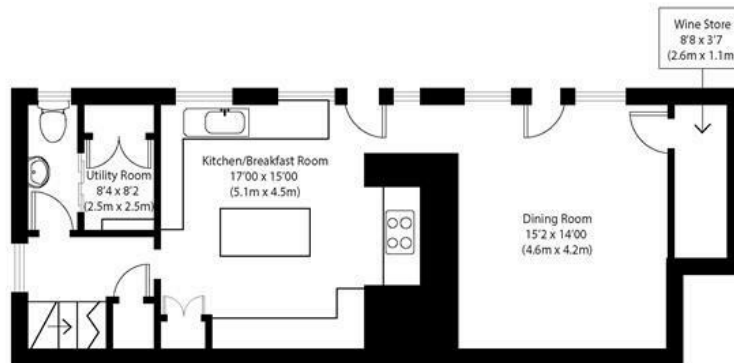


Approximate Gross Internal Area
Main House 2055 sq ft (191 sq m)
Outbuildings 710 sq ft (66 sq m)
Total 2765 sq ft (257 sq m)

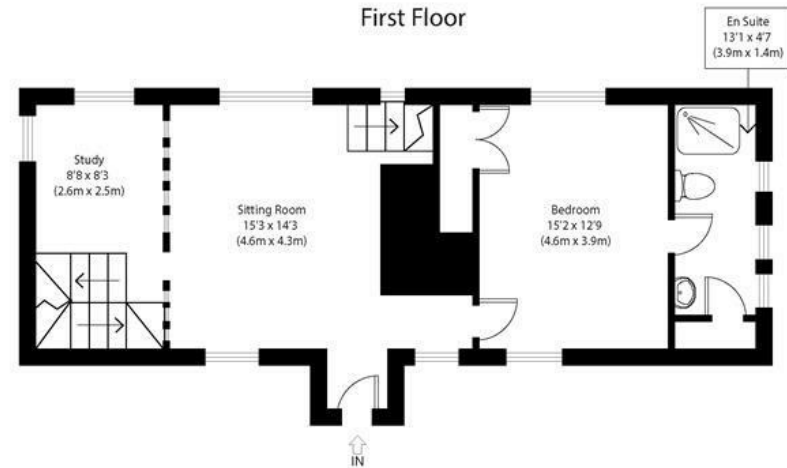
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photoshausgroup.co.uk.



First Floor



Lower Ground Floor



Ground Floor

Location Map



Viewing:

Please contact our Chamberlain Phillips Manningtree Office if you wish to arrange a viewing appointment for this property or require further information.

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Disclaimer:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	