

THE COTERAGE

Offers In Excess Of £190,000

Little St. Marys, Long Melford



THE PROPERTY

Situated in the heart of Long Melford, this charming one-bedroom home is offered with no onward chain, making it ideal for first-time buyers, downsizers or investors.

The property opens into a bright living space with a front-facing window, allowing plenty of natural light. A characterful fireplace adds charm, while the room offers practical space for furnishings and storage.

To the rear, the kitchen is well laid out with ample worktops, cabinetry, an inset sink, and integrated oven and hob. A door leads directly to the garden, providing an easy indoor-outdoor flow.

Upstairs, the bedroom is well-proportioned and features its own fireplace along with a built-in cupboard. The bathroom includes a bath with shower over, toilet and pedestal basin. Outside, the rear garden is designed for low maintenance, creating a pleasant and manageable outdoor space.

THE LOCATION

Long Melford is a picturesque Suffolk village known for its Tudor and medieval architecture, including Melford Hall. Its historic high street offers a mix of independent shops, antiques centres and galleries.

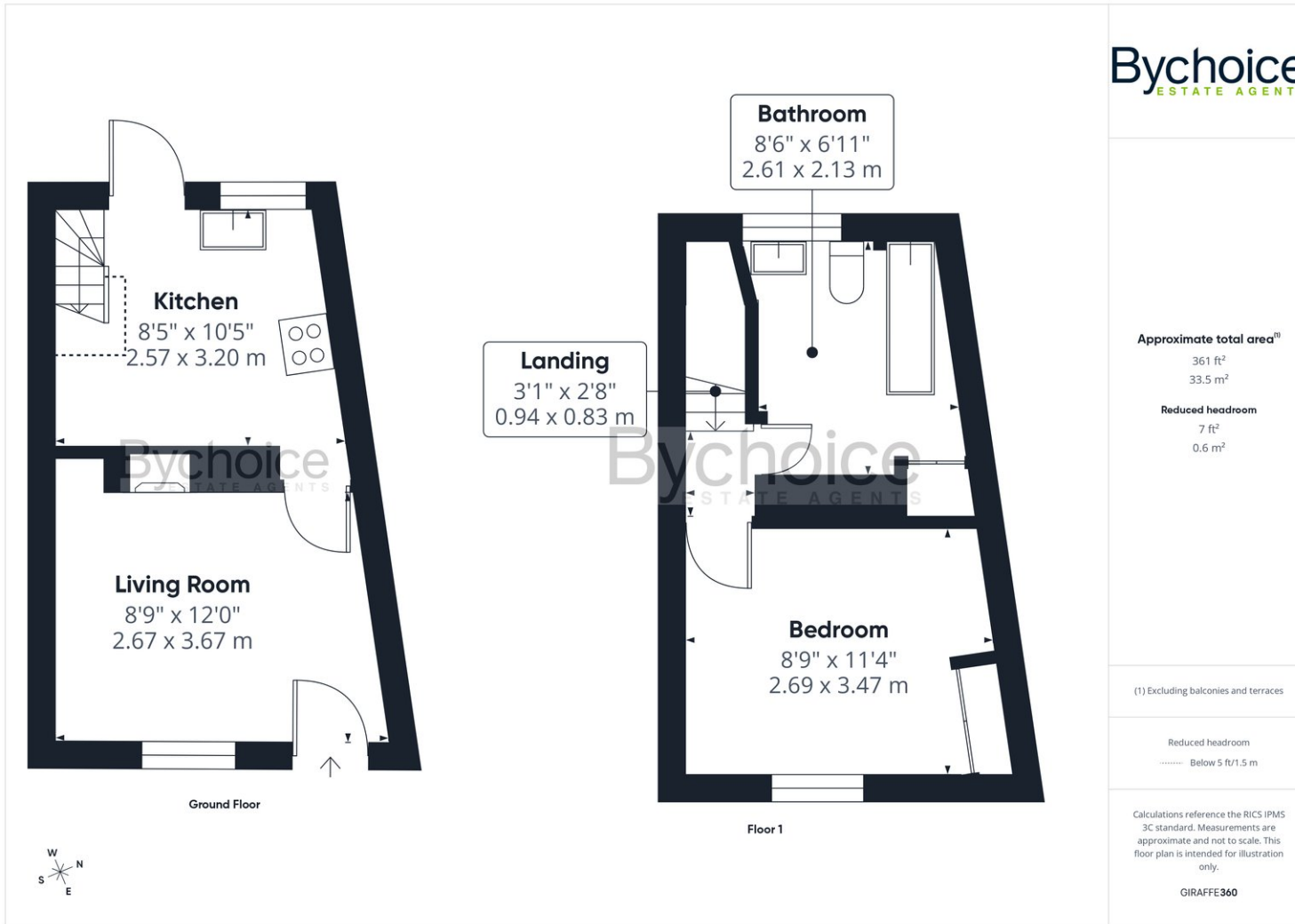
The village also boasts a range of cafés and restaurants, many showcasing locally sourced produce. Surrounded by countryside and close to the River Stour, it's ideal for walking, cycling and outdoor leisure.

With a strong community feel, regular events and good local schooling, the area is both welcoming and practical. Nearby Sudbury provides further amenities, while transport links make it easy to access the wider region.









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Approximate total area⁽¹⁾

361 ft²
33.5 m²

Reduced headroom

7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council & Council Tax Band – Band C - Babergh District Council

Tenure – Freehold

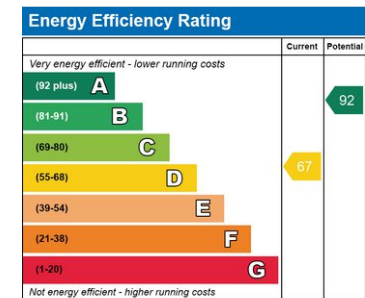
Broadband – Ultrafast broadband with downloads speeds of up to 1800 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely outdoor with EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating (Gas Serviced In 2026)

Property Construction – Standard Brick & Slate Roof

Rights and Restrictions – Benefits From Right Of Way Over The Property To The Left



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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