



DAVID
BURR

**Woolstaplers Cottage, Prentice Street,
Lavenham, Suffolk**



WOOLSTAPLERS COTTAGE, PRENTICE STREET, LAVENHAM, SUFFOLK, CO10 9RD

Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

This exceptional village house is steeped in history and full of character with attractive flint walls, sash windows, exposed beams and superb inglenook fireplaces. It is located in an ideal position for amenities in one direction and countryside walks in the other. Accommodation includes three reception rooms, a kitchen fitted by Lavenham Joinery, three bedrooms and two bath/shower rooms. To the rear is a courtyard garden. Offered with **no onward chain**.

An exceptional three bedroom period house with wonderful original period features.

DRAWING ROOM: (6.65m x 3.51m) **21'0" (max into bay) x 11'6"**
A splendid room with open studwork, exposed beams, a mullion window, large bay window, floor to ceiling chimney with open fireplace below and carved wood surround.

DINING ROOM: (6.25m x 2.77m) **20'6" x 9'1"** A light room with extensive leaded glass windows, exposed beams, staircase off and door opening onto the drive and the garden beyond. Open studwork to:-

SITTING ROOM: (4.29m x 2.87m) **14'10" x 9'5"** A charming room with exposed timbers, fireplace with hand carved surround, exposed brickwork and inset multi-fuel burning stove and a storage cupboard with fitted shelving off. Opening leading to:-

Inner Hall: With exposed brick flooring and thumb latch doors leading to:-

KITCHEN: (4.42m x 2.44m) **14'6" x 8'** A charming room with a recently fitted Lavenham Joinery kitchen with polished granite worksurfaces and bespoke fitted cupboards throughout. The kitchen contains a below countertop refrigerator and separate freezer, sliding pantry cupboard, fitted washing machine and a Nexus gas range cooker. Integrated Neff dishwasher and a stainless-steel Franke sink with mixer tap above and drainer to side.

SHOWER ROOM: Leaded glass window, exposed beams, fully tiled shower cubicle, WC and wash hand basin.

First Floor

LANDING: Pretty leaded glass window, exposed beams and door to:-

Study landing: (2.77m x 2.69m) **9'1" x 8'10"** With a high ceiling, exposed beams, pretty window and a mini staircase to:-

BEDROOM 1: (6.15m x 3.73m) **20'2" x 12'3"** An exceptional room with a 13ft high ceiling, exposed beams including magnificent crown post, mullion windows, leaded glass window and a large sash window that in turn provides for a lovely view over the grounds of Woolstaplers Hall and the rooftops beyond. Built in wardrobes.

BEDROOM 2: (4.62m x 3.66m) **15'2" x 12' (max)** With large leaded glass windows, exposed beams, a 10ft ceiling height, built in wardrobes and an exposed floor to ceiling chimney.

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BEDROOM 3: (4.06m x 2.51m) 13'4" x 8'3" A light room with an interesting roofscape view and countryside beyond. Exposed beams and extensive built in wardrobes.

BATHROOM: A spacious room with a deep enamel bath, period style fittings and shower attachment. Pretty bay window, exposed beams, WC and wash hand basin.

Outside

To the rear of the property is a low maintenance courtyard garden enclosed by a wall which ensures a high degree of privacy. A gate leads onto a pedestrian access back to Prentice Street itself.

AGENTS NOTES

The property is Grade II* listed.

As is not uncommon with properties of this ilk, the property enjoys a pedestrian right of way for access to the property over a driveway belonging to a third party. For further information please contact the office.

Some of the rooms are of an irregular shape and as such the measurements are intended as a guide only and are not to be relied on as entirely correct.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to 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: TBC

TENURE: Freehold

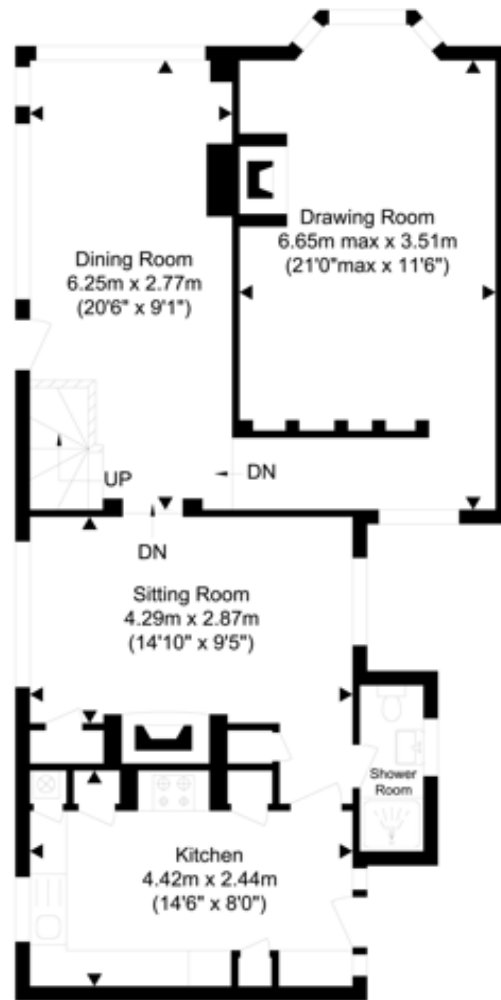
CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: ///relaxing.shorthand.grad

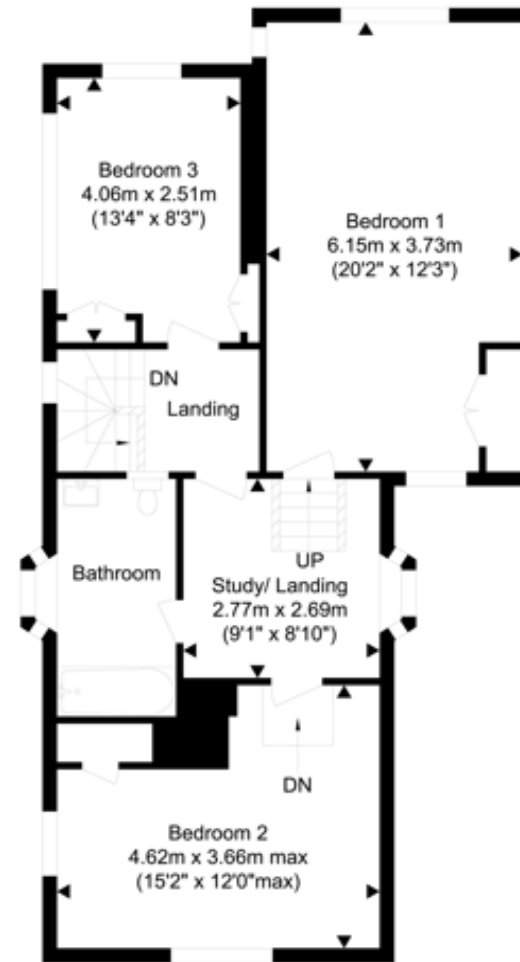
VIEWING: Strictly by prior appointment only through DAVID BURR.

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

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Ground Floor
Approximate Floor Area
777.15 sq. ft.
(72.20 sq. m)



First Floor
Approximate Floor Area
726.56 sq. ft.
(67.50 sq. m)

