



**Church Cottage, 45-46 Church Street,
Lavenham, Suffolk**

**DAVID
BURR**



CHURCH COTTAGE, 45-46 CHURCH STREET, LAVENHAM, SUFFOLK, CO10 9SA

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.

Sitting opposite Lavenham's famous St. Peter and St. Paul's Church, this charming four-bedroom thatched cottage has been renovated to a sympathetic but high standard under the current ownership maintaining many of the property's original features such as leaded windows, exposed beams and floorboards with two glorious inglenook fireplaces. Both the bathroom and shower room are newly fitted with off road parking and carport to the rear and added studio giving flexibility of secondary accommodation. No onward chain.

A splendid four-bedroom thatched cottage with character features, garden and off-road parking.

DRAWING ROOM: A solid oak and leaded window door brings you to this glorious beamed room with generous ceiling height and inglenook fireplace with oak bressumer beam and tiled hearth with inset multifuel burner and leaded windows offering views towards Lavenham church. Open studwork brings you to a further reception space that is currently set up as a **dining room**.

SITTING ROOM: A generous second reception room that again is beamed with large soft red brick inglenook fireplace with tiled hearth and oak bressumer beam with inset multifuel burner and staircase leading to first floor. Solid wooden door and Suffolk latch ironmongery leading to:-

Rear Hall: A long hallway stretching across the back of the oldest part of the property with exposed brickwork and doors leading to both the studio, study, bathroom and further door leading to:-

KITCHEN/DINING ROOM: The kitchen is fitted with a wide range of matching shaker style cupboards with a thick oak worktop, matching return with tongue and groove splashback with pretty views over the rear garden and French doors leading to rear garden terrace. To the centre of the kitchen you will find an island unit with matching worktop, shelf storage below and space for breakfast bar seating with a more formal dining space beyond and open staircase leading to first floor.

STUDIO: A wonderfully light room with views over the rear garden and French doors leading to the rear terrace as well as barn style doors leading from the rear hall. This room could have a range of potential uses such as home office or secondary accommodation.

BATHROOM: A three-piece suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit and large rolltop bath with free-standing central mixer tap and handheld shower with attractive tiled surround and heated towel rail.

UTILITY ROOM/BOOT ROOM: This room is accessed off the kitchen/dining room with window overlooking the rear garden and obscure glass door leading to rear garden terrace, space for washing machine and tumble dryer with matching oak worktop to the kitchen above with ample space for shoes and coats as well as other storage.

STORE ROOM: Accessed off the rear hall, this room is currently utilised as extensive storage but could also work as a study with obscure glass window to rear.

First Floor

LANDING: Access off the sitting room brings you to the first landing with exposed inglenook chimney breast and door leading to:-

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BEDROOM 1: A wonderful double aspect room with leaded windows offering pretty views over Lavenham church, exposed original floorboards and timbers with two built-in cupboards as well as space for other bedroom furniture.

BEDROOM 2: This bedroom is accessed off both the first and secondary landing and is beamed with exposed brickwork and leaded window to the front.

SECOND LANDING: Accessed from the kitchen/dining room, this is a double aspect room allowing for plenty of natural light with doors leading to:-

BEDROOM 3: A generous double bedroom with charming views over the rear garden.

BEDROOM 4: This room is currently utilised as a dressing room with exposed timbers and leaded window overlooking Lavenham church but would work well as a fourth bedroom.

SHOWER ROOM: A three-piece suite consisting of a double-width walk-in shower with overhead shower and handheld shower and glass return, heated towel rail. WC and large wash hand basin with mixer tap and vanity unit.

Outside

The driveway to the side of the property provides access to a shingle area of **OFF-ROAD PARKING** and in turn to the **CARPORT** that also houses a bin store and log store. Initial terrace seating area to the back of the property accessed off both the studio and kitchen/dining room being a great private space for entertaining with the rest of the garden being predominantly laid to lawn with a further shingle seating area towards the back of the garden to enjoy the afternoon sun.

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

AGENT'S NOTES

The property is Grade II listed. New boiler fitted 2025.

The thatch is Water Reed, a thatcher's report available that highlights the thatch is in good order.

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: F.

TENURE: Freehold.

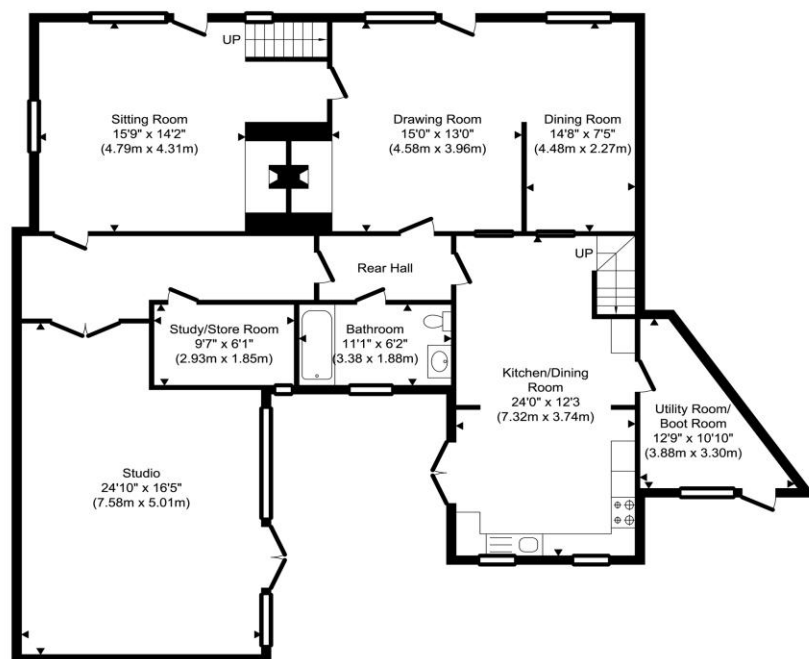
CONSTRUCTION TYPE: Timber and brick.

WHAT3WORDS: proved.front.lunged

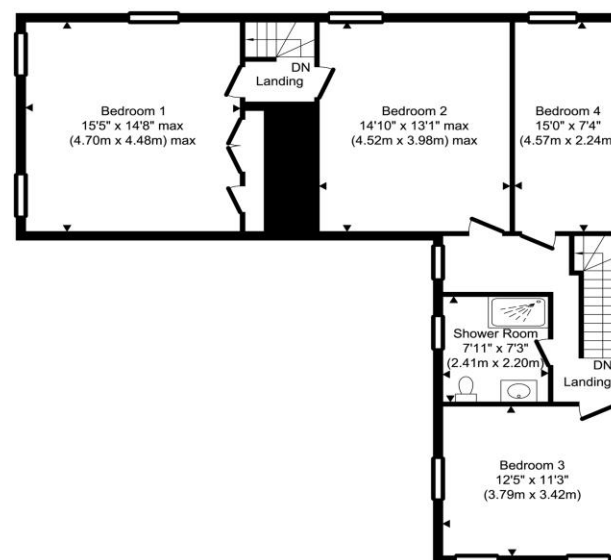
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1702.09 sq. ft.
(158.13 sq. m)



First Floor
Approximate Floor Area
940.76 sq. ft.
(87.40 sq. m)

TOTAL APPROX. FLOOR AREA 2642.86 SQ.FT. (245.53 SQ.M.)

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