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FOR SALE
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**Tottington House, 39 Water Street,
Lavenham, Suffolk**



TOTTINGTON HOUSE, 39 WATER STREET, LAVENHAM, SUFFOLK, CO10 9RN

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.

A Grade II listed village house of considerable character thought to date back to approximately 1530 with a number of original period features including exposed timbers, inglenook fireplaces and exposed mellow red brick. Two well-proportioned reception rooms are complemented by a kitchen/breakfast room and a utility/cloakroom with three first floor bedrooms and a family bathroom. There is the further benefit of a private enclosed garden to the rear and immediate access to the amenities of one of East Anglia's most picturesque and well-served villages.

A two-reception room, three-bedroom village house of considerable character within walking distance of amenities.

Front door leading to:-

ENTRANCE HALL: With tiled flooring, space for coats and shoes and thumb latch doors leading to:-

SITTING/DINING ROOM: 19'11" x 11'6" (6.06m x 3.51m) A charming dual aspect reception room with exposed timbers and an inglenook fireplace with a brick hearth, exposed brick to each side and an oak bressumer beam. Ample space for seating and a dining table and chairs and double doors opening onto the rear garden with secondary glazed panels.

Inner Hall: With oak flooring, panelled walls and a staircase leading to the first floor. Exposed timbers and doorway leading to:-

DRAWING ROOM: 14'6" x 13'3" (4.42m x 4.05m) With considerable character from exposed timbers and a substantial inglenook fireplace with inset wood burning stove situated on a brick hearth and with an oak bressumer beam and exposed mellow red brick chimney stack. Secondary glazed sash window overlooking the street scene.

KITCHEN/BREAKFAST ROOM: 16'8" x 10'8" (5.09m x 3.24m) With a continuation of high-quality engineered oak flooring and a matching range of base and wall level solid wood cabinets with polished granite worksurfaces

incorporating a butler sink with a mixer tap over and drainer to side. Space for a free-standing Range cooker with tiled splashback and overmantel, space and plumbing for a dishwasher and space for free-standing refrigerator/freezer. Extensive storage including **pantry cupboards** with electrical sockets. Plenty of space for a table and chairs and a timber double-glazed door overlooking the garden.

UTILITY/CLOAKROOM: 8'10" x 5'5" (2.69m x 1.66m) Containing a WC, pedestal wash hand basin and with space and plumbing for a washing machine and space for tumble dryer.

First Floor

LANDING: With access to loft storage space, exposed timbers and brickwork and with useful storage cupboard off and thumb latch doors leading to:-

BEDROOM 1: 18'5" x 11'7" (5.61m x 3.54m) A lovely double bedroom with exposed timbers and twin secondary glazed sash windows.

BEDROOM 2: 13'4" x 11'6" (4.07m x 3.50m) A further comfortable double bedroom with high ceilings, a range of fitted wardrobes, access to loft storage space and a feature fireplace with exposed brick and bressumer beam. Secondary glazed sash window overlooking the street scene.

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BEDROOM 3: 9'1" x 7'10" (2.76m x 2.40m) An ideal child's bedroom with exposed timbers and an outlook over the rear garden.

BATHROOM: With painted wooden floorboards, tongue-and-groove panelled bath with tiled surround, mixer tap and shower attachments over, WC, vanity suite and a chrome heated towel rail. Useful airing cupboard off.

Outside

On street parking can be found on the surrounding lanes or in Water Street village car park which provides extensive off-road parking including electric vehicle charging points. A passageway leads from Shilling Street and into the private enclosed rear garden which has been designed with low maintenance in mind and contains an area of artificial lawn, an area of paving with a useful timber storage shed and further stone paved terrace adjacent to the double doors to the sitting room. Further benefits include external power sockets and tap.

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 and stands within a conservation area.

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: E

TENURE: Freehold

CONSTRUCTION TYPE: Timber framed

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 80 mbps download, up to 20 mbps upload

Phone signal: Yes – EE, Three, O2, Vodafone.

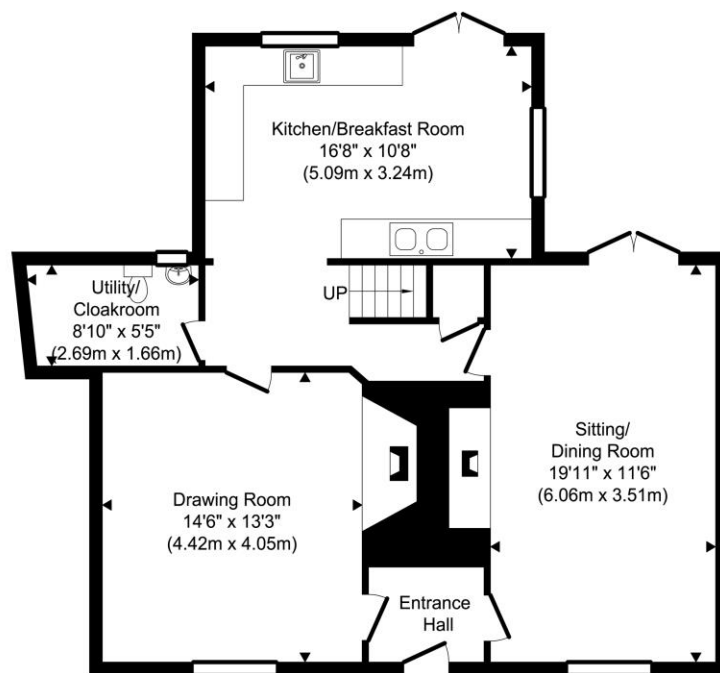
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WHAT3WORDS: unscathed.invents.rams

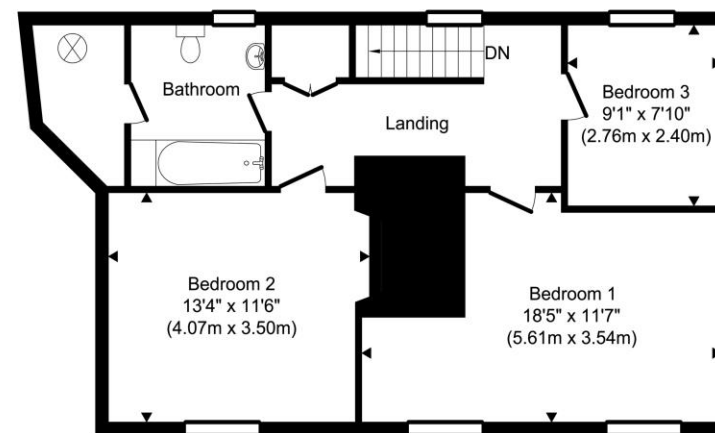
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
824.83 sq. ft.
(76.63 sq. m)



First Floor
Approximate Floor Area
646.69 sq. ft.
(60.08 sq. m)

TOTAL APPROX. FLOOR AREA 1471.53 SQ.FT. (136.71 SQ.M.)

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