

DAVID
BURR

Lavenham Hall,
Lavenham, Sudbury,
Suffolk CO10 9QX



“Unique – a country house in the heart
of a historic well served
village.”



LAVENHAM HALL LAVENHAM, SUDBURY, SUFFOLK CO10 9QX

Bury St Edmunds 11 miles – Sudbury 7 miles
Colchester 30 mins, Cambridge 50 mins,
Stansted Airport 60 mins.

Commuter rail links to London Liverpool Street
Station at both Sudbury and Colchester.

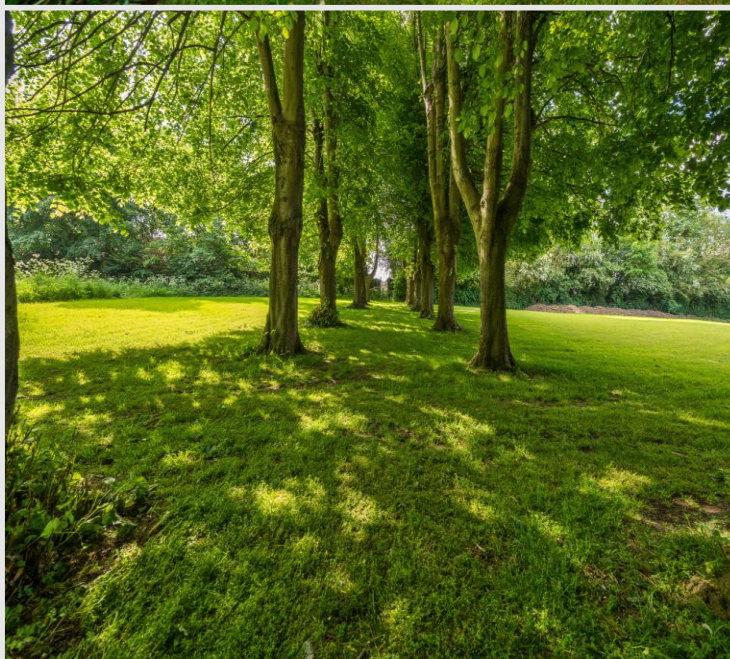
Drawing room, dining room, sitting room, study,
kitchen/breakfast room
Kitchen2/utility, cellar, cloakroom, boot room.

7 bedrooms 3 bathrooms.

2-minute walk to amenities, restaurants, shops,
doctor's surgery, dentist, public houses etc.

Garaging, extensive parking, workshops/studio,
substantial outbuildings, parkland setting with lake.

In all about 4.66 acres



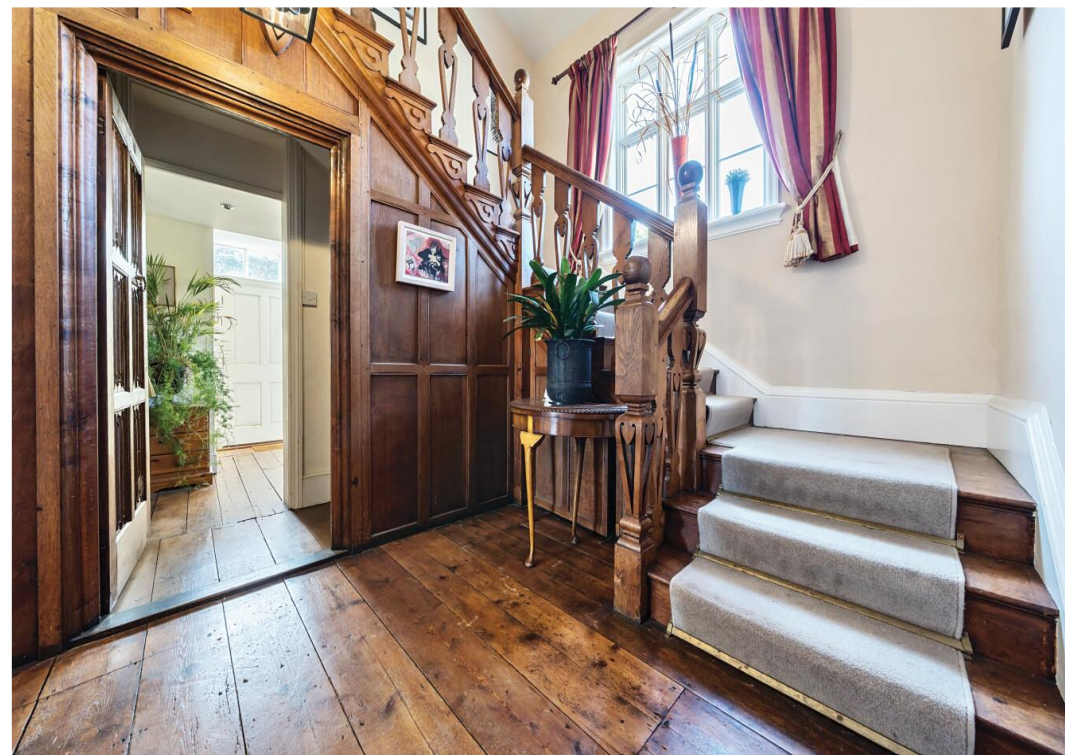
Lavenham Hall – The History

Lavenham Hall was built in the mid 1400's and it is thought the front elevation is part of the original building. The ruins of the earlier, 12th Century Hall are included in part of the garden next to the lake. Some of the old walls can still be seen as well as the footprint of the building. The Hall was at one time a hunting lodge used by the Earl of Oxford and it is thought Henry VII stayed here when visiting his subjects in Suffolk. The core of the building is timber framed with a crown post roof and altered to its current form in Victorian times. The house at the time was owned by William Biddell and it was he that added the wooden square window and panelling within the dining room. The square window was salvaged from HMS Old Foudroyant, one of Nelson's flagships and most notably, one in his service when he was in Naples – the time he started his scandalous affair with Lady Hamilton!



Lavenham Hall – The Accommodation

The house was sympathetically extended and altered during the Victorian era and as such the accommodation is light, elegant and versatile. The impressive entrance hall has a 17ft high ceiling with a minstrels landing above. The drawing room enjoys views over the grounds and lake in one direction and the tower of St Peter & Pauls church in the other. Large double doors open to a south facing terrace. The wood panelled dining room is particularly impressive, very atmospheric and steeped in history, the snug is exactly as it suggests, a great day/tv room complete with log burner. The study offers the versatility to be playroom, family room etc. and is thought to have been the 'pay office' from a time when Lavenham Hall was a 600 acre farm. The kitchen is finished with handmade units, granite worktops and a brick floor runs throughout. The 1st and 2nd floors offer a variety of bedroom suites and stunning views over the grounds (it is thought the plumbing is in place to put a bathroom on the 2nd floor if required).



Lavenham Hall – The Grounds & Outbuildings

Although located near the centre of the village, Lavenham Hall enjoys a parkland like setting as if amidst rural countryside. The long tree lined main drive opens to an extensive area of parking and in turn to a former stable block that has now been divided to provide garage/workshop/storage space. The grounds are exceptional with well-placed terracing, sweeping lawns, a meadow, specimen trees and an outstanding lake.

To the rear of the house is a 2nd drive that opens to a large gravelled yard which in turn provides further parking and access to the outbuildings. The extensive range of outbuildings vary in size with workshop/storage spaces, areas well suited to classic cars/a small boat and in particular the studio building that has been the creative space for the current owner, who is a sculptor of renown.





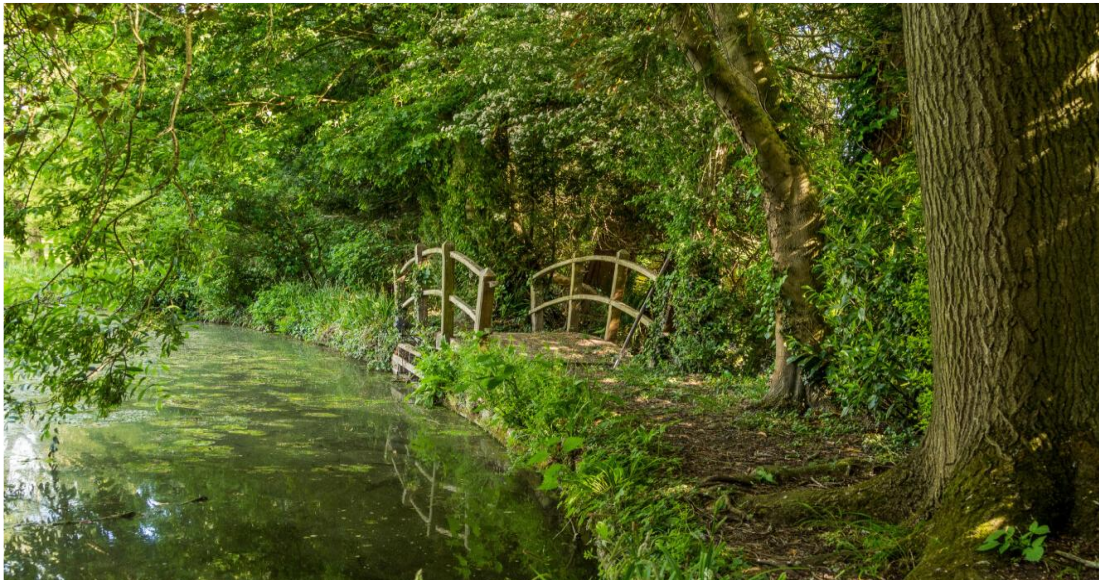
Lavenham – A brief history

The manor of Lavenham pre dates the Norman conquest and has long been recorded as a place of national importance. In 1086 the estate was in the possession of Aubrey de Vere I, an ancestor of the Earls of Oxford. The de Vere family continued to hold the estate until 1604, when it was sold to Sir Thomas Skinner, a former Mayor of London and most tellingly a master of the Worshipful Company of Clothworkers. It was during the 15th and 16th centuries when Lavenham prospered as a result of the wool trade. Lavenham was so successful it was among some of the richest places in England, paying considerably more tax than larger towns like York & Lincoln. However, as imports of cheaper, more fashionable fabrics from Europe expanded across the country so did the decline of Lavenham, a happy by-product being that later generations were not so wealthy as to be able to modernise the timber framed buildings, thus preserving them for the current generation. The 2nd World War brought an influx of American Airforce personnel as part of the US Airforce 487 Bombardment Group, evidence of their stay is still very much preserved within the Swan Hotel, with memorabilia and some 233 signatures on the walls left by the brave men and women stationed in the village at this time. In more recent years the village has provided the backdrop/setting for numerous television programmes and films, including, most recently, Harry Potter.



Lavenham – Present day

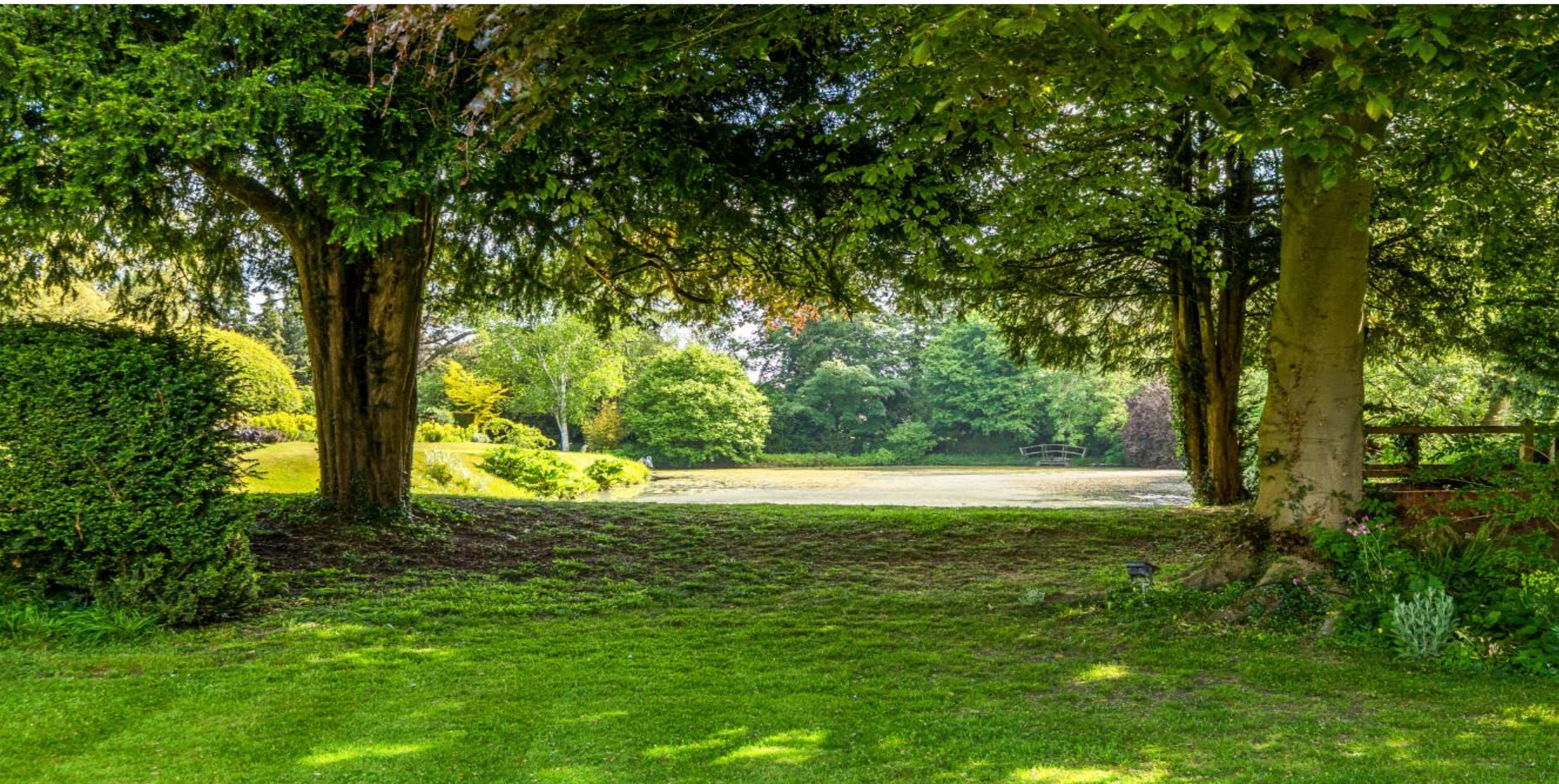
Lavenham is widely regarded as one of the finest and best-preserved medieval villages in England, at one time considered as a candidate for UNESCO heritage status. The pretty lanes bustle with a combination of tourists and residents making the most of this very special place. The Sunday Times recently recommended The Swan Hotel as one of the best places to stay in the country, it is not a rarity to spot famous faces walking the streets and soaking up the atmosphere. The thriving community have great pride in the village and as such various groups work hard to ensure this picture postcard setting is kept looking its best and preserved as it should be for future generations. VE Day, Remembrance Day and other nationally important dates are well supported and recognised. The quintessential English village feel is illustrated by the exceptional amount of social groups that cater for so many pastimes from a tennis club, art club, bridge club, gardening club, theatre group to name but a few.



Lavenham – Shopping, services and recreational

The village is home to a wide range of public houses, restaurants, cafes and tearooms. There are supermarkets, an award-winning butcher, bakery and a number of sellers of artisan foods. The wide range of individual boutique shops include jewellery, fashion, art, interiors, furniture etc. Health services include a doctors surgery, dental practice, Osteopath and Physio Therapy clinic among others.

The Village Hall is better described as an events centre with theatre performances, private functions, exercise classes, etc. The village primary school is very well supported and there are a number of private schools within 20 minutes of Lavenham – Culford, Old Buckenham, Great Finborough, etc.



Hall Road, Lavenham, Sudbury, CO10

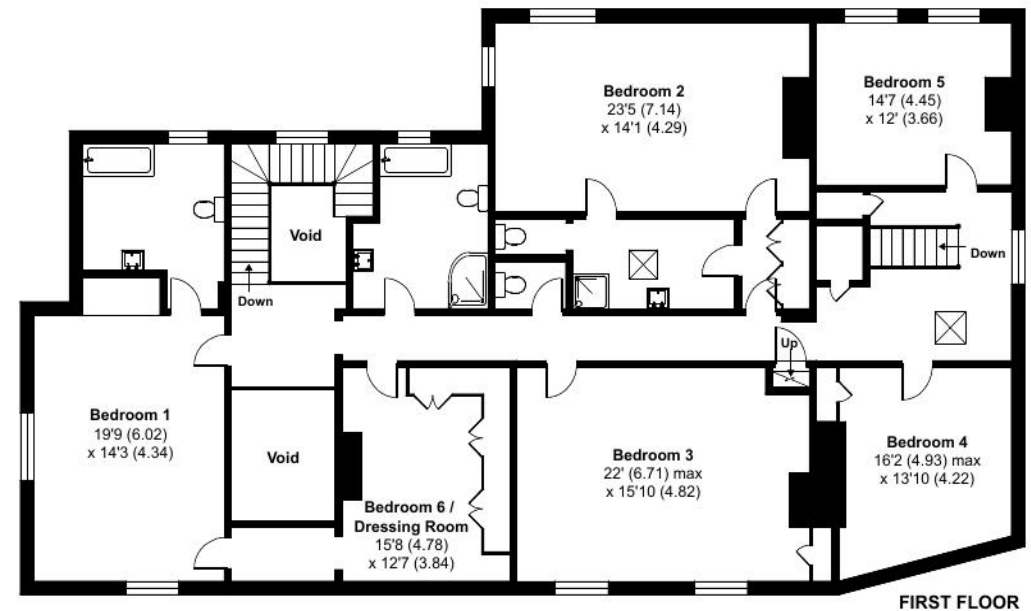
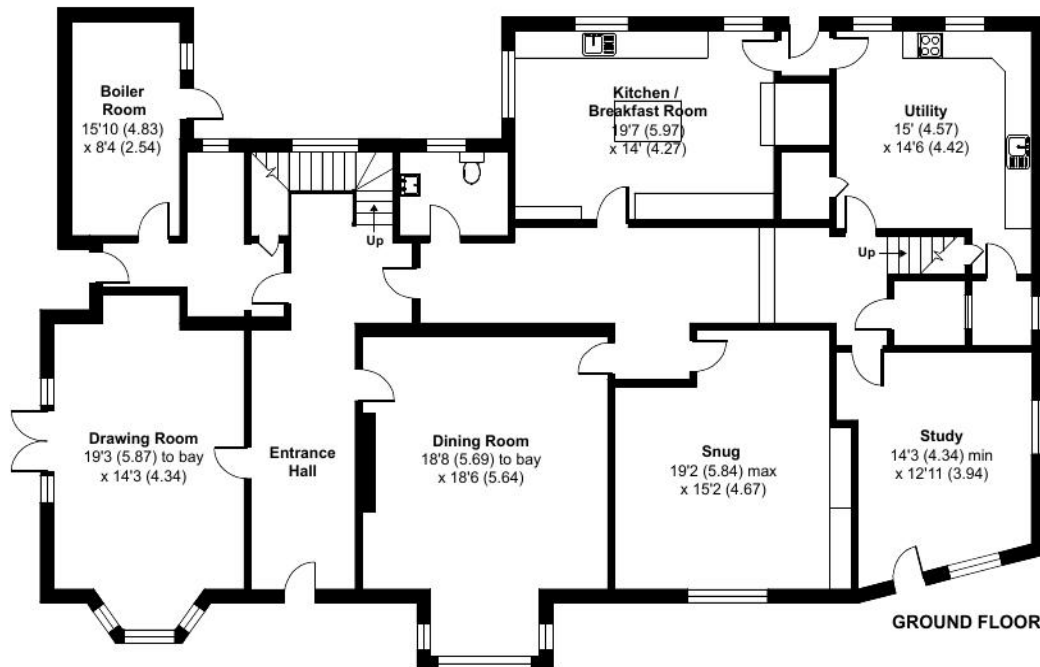
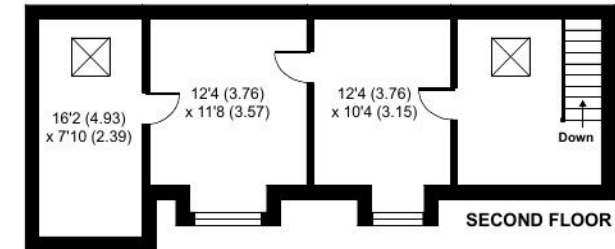
Approximate Area = 5925 sq ft / 550.4 sq m

Garage = 218 sq ft / 20.2 sq m

Outbuilding = 10061 sq ft / 934.6 sq m

Total = 16204 sq ft / 1505.3 sq m

For identification only - Not to scale



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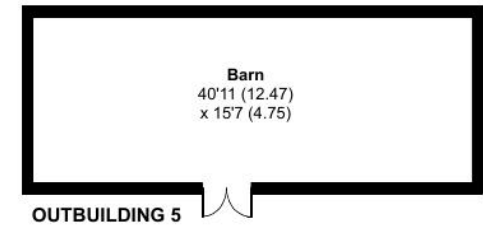
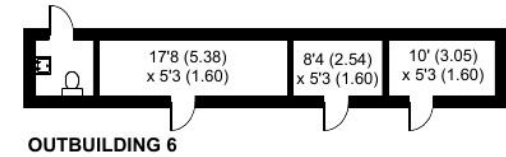
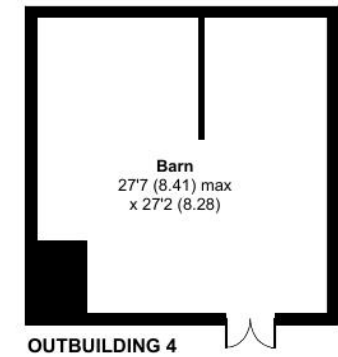
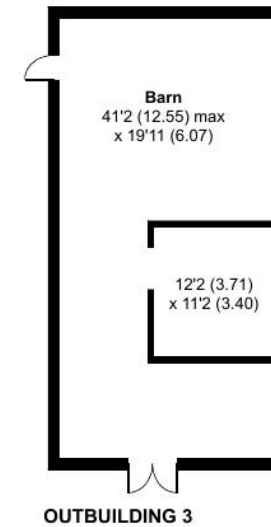
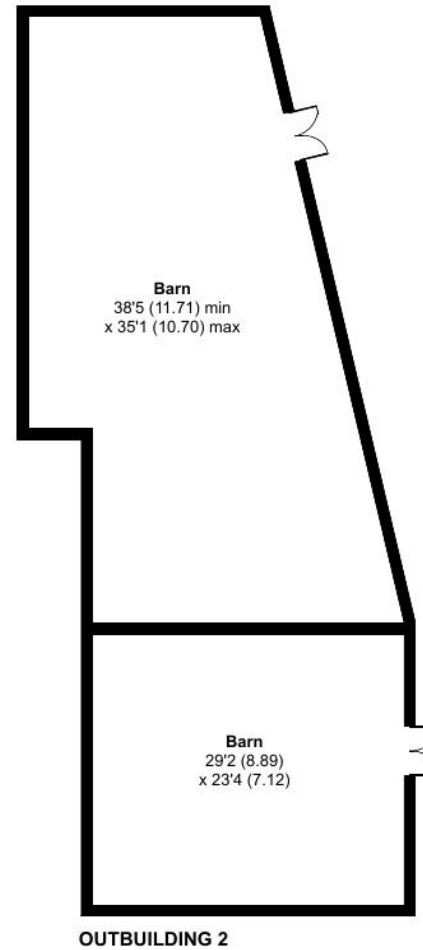
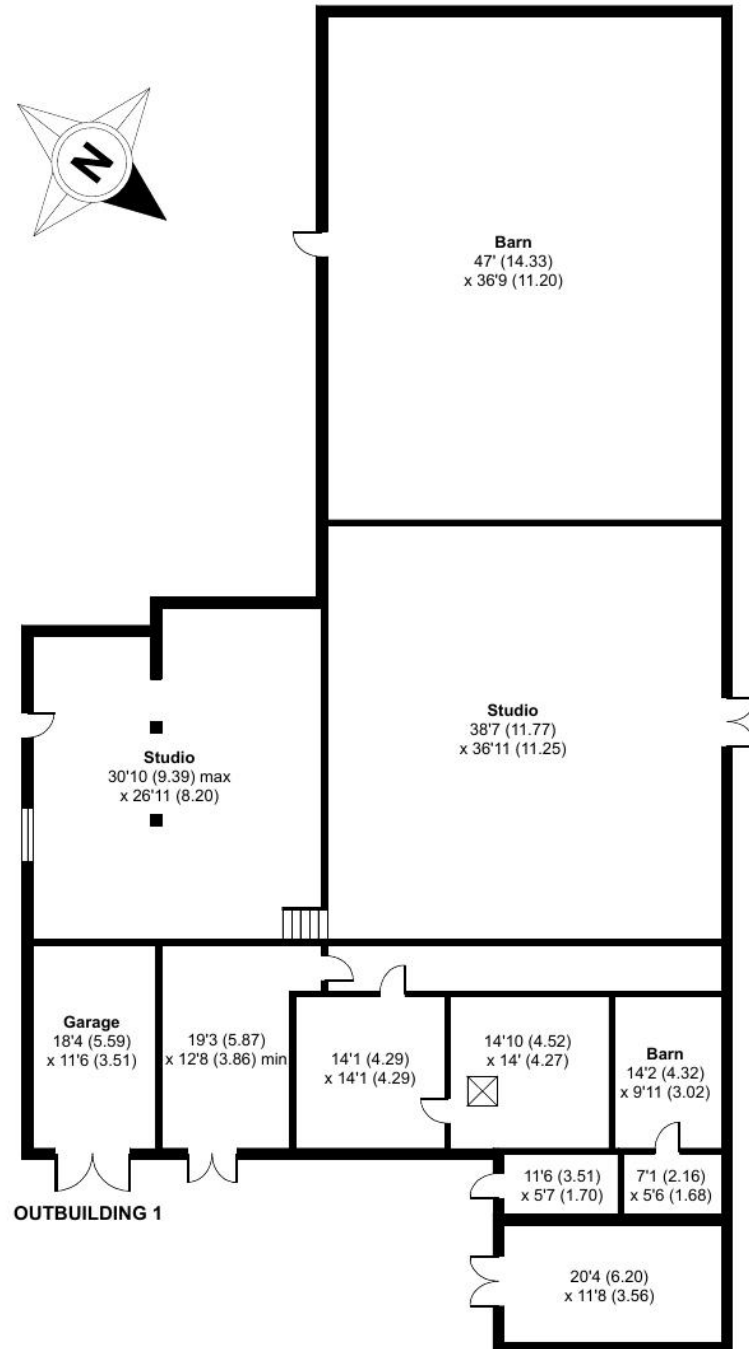
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Lavenham Hall - Services

Main water, electricity and gas are connected. Private drainage (Klargester). None of the services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council: 01284 763233.
Council Tax Band: Band G - £3,599.17 – 2024/25.

BROADBAND SPEED: Up to 66 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///serenade.found.series.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

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 whatever 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.

AGENTS NOTES

There are covenants in place relating to the development of the outbuildings and meadow for separate residential dwellings, insertion of windows in particular elevations, etc. For further information contact the selling agent.

As is not uncommon with former farm buildings it is thought asbestos sheeting has been used in certain areas.

