



DAVID  
BURR

Arundel House,  
17 Shilling Street, Lavenham, Suffolk







# ARUNDEL HOUSE, 17 SHILLING STREET, LAVENHAM, CO10 9RH

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.

An outstanding Grade II listed village home of considerable character which has been significantly improved during the current owners' tenure to provide characterful accommodation well-suited to modern living. Accommodation is arranged, primarily, over three levels with a reception hall, drawing room and dining room, together with a recently refurbished kitchen/breakfast room and a ground floor cloakroom. On the first floor are three bedrooms and two bathrooms (one en-suite) with a versatile loft room/fourth bedroom on the second floor. There is the additional benefit of an excellent cellar providing ample storage or the potential to convert into further accommodation such as a cinema room. Parking can be found on both a private driveway and in a single garage and there are beautiful and surprisingly spacious gardens arranged to the side and rear.

## An outstanding Grade II listed village home on one of Lavenham's most desirable streets with beautiful gardens and off-road parking.

Front door leading to:-

**RECEPTION HALL:** With pamment tiled flooring, high ceilings and a staircase rising to the first floor. Attractive oak recessed display shelving, substantial storage cupboard off and a further door leading down to the cellar (see below). Two secondary-glazed sash windows allow for plenty of natural light and with a lovely fan light above the front door. Door leading to:-

**DRAWING ROOM:** A generously proportioned dual-aspect room with a tall secondary-glazed sash window allowing plenty of natural light, ample space for seating arranged around a central feature fireplace with a carved wood surround. Further storage cupboard off.

**DINING ROOM:** With plenty of room for a large dining table and chairs and a fireplace which has the potential to be reinstated if required. Recessed display shelving, useful crockery cupboard off and with a wood and glass panelled door leading into:-

**KITCHEN/BREAKFAST ROOM:** Brand newly refurbished with an attractive range of base level units with quartz work surfaces incorporating a ceramic butler sink with brushed brass boiling water mixer tap over. Space for

a freestanding range cooker, integrated AEG dishwasher and integrated Hotpoint washing machine. Integrated refrigerator and freezer, space for a breakfast table and chairs with a door opening onto the side gardens. Further useful storage cupboard off.

**CLOAKROOM:** With tiled flooring and containing a WC and wash hand basin.

**CELLAR:** Brick and timber steps lead down into a substantial cellar which offers the potential for conversion and with a further useful storage bay off.

### First Floor

**LANDING:** With superb exposed timbers, door opening onto a staircase leading to the second floor (see below) and with further storage cupboards off. Lovely view to the rear and door leading to:-

**BEDROOM 1:** A large principal suite with exposed timbers, wash hand basin with storage cupboards below and sash window overlooking the street scene. Range of integrated wardrobes with inset shelving and hanging rails and further substantial storage cupboard off.

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**BEDROOM 2:** A double bedroom with exposed timbers and a lovely outlook over the street scene below. Fitted wardrobe off and door leading into:-

**EN-SUITE:** Containing a bath with mixer tap and shower over, WC and wash hand basin with storage below.

**BEDROOM 3:** With charming exposed timbers, leaded windows and fitted wardrobes.

**FAMILY BATHROOM:** Containing a bath with mixer tap and shower attachment over, WC, pedestal wash hand basin and a chrome heated towel rail. Separate shower cubicle with glass screen door.

## Second Floor

**LOFT ROOM/BEDROOM 4:** With exposed timbers, wash hand basin and a range of integrated storage. Dual aspect outlook and a door leading onto a further large loft room providing extensive storage and the potential to create further accommodation (subject to any necessary consents).

## Outside

The property benefits from a private driveway which provides an area of **OFF-ROAD PARKING** and in turn leads onto a:-

**GARAGE:** With up and over door, power and light connected and a personnel door to side.

The property's rear gardens are arranged in two main areas. Accessible from the kitchen is a courtyard area with stone paving and brickwork providing a lovely area of seating and an expanse of lawn enclosed by well-stocked beds. The garden continues with brick steps leading up to an elevated area of seating and further into a wide expanse of lawn with a number of mature trees including birch and oak and well-stocked beds with mature hedging ensuring a high degree of privacy.

## Agent's Notes

The property is Grade II listed and thought to date back to the 17<sup>th</sup> Century and stands within a conservation area.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**SERVICES:** Mains water and drainage. Main electricity connected. Gas fired heating by 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:** G

**TENURE:** Freehold

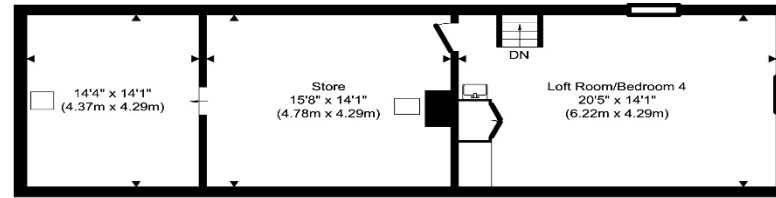
**CONSTRUCTION TYPE:** Timber framed

**WHAT3WORDS:** matter.valley.expecting

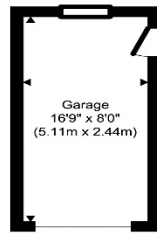
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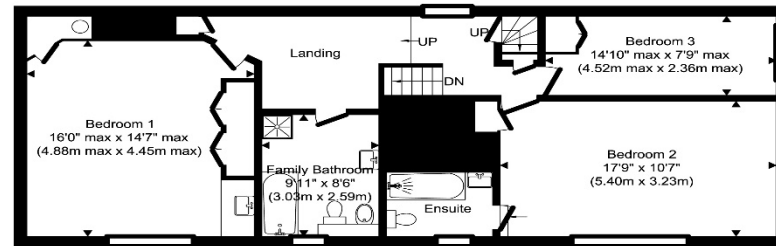
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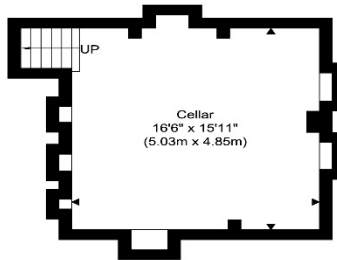
Second Floor  
Approximate Floor Area  
677.26 sq. ft.  
(62.92 sq. m)



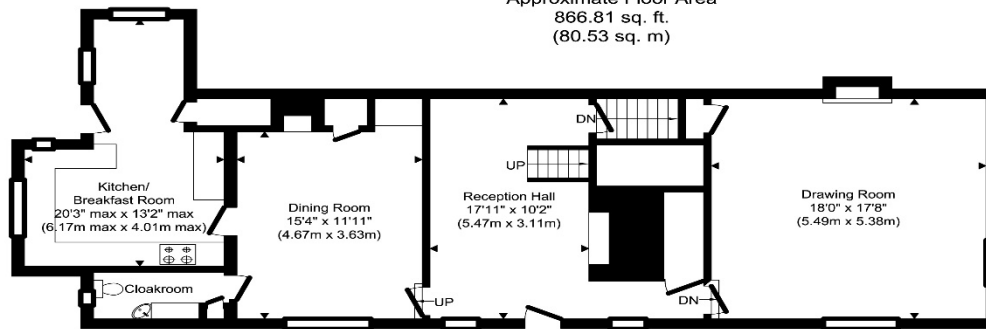
Outbuilding  
Approximate Floor Area  
134.11 sq. ft.  
(12.46 sq. m)



First Floor  
Approximate Floor Area  
866.81 sq. ft.  
(80.53 sq. m)



Cellar  
Approximate Floor Area  
284.38 sq. ft.  
(26.42 sq. m)



Ground Floor  
Approximate Floor Area  
1113.09 sq. ft.  
(103.41 sq. m)

TOTAL APPROX. FLOOR AREA 3075.68 SQ.FT. (285.74 SQ.M.)  
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