



1 THE MALTINGS

Lavenham | Suffolk



Chapman Stickels





Chapman Stickels

A FORMER VICTORIAN INDUSTRIAL BUILDING PROVIDING EXTENSIVE AND WELL-PROPORTIONED ACCOMMODATION TOGETHER WITH A SECLUDED REAR GARDEN, CART LODGE GARAGE AND WORKSHOP

- Entrance Hall • Cloakroom • Kitchen / breakfast room • Sitting room •
- First landing • Two double bedrooms • Ensuite shower room • Second landing •
- Two further double bedrooms • Bathroom • Enclosed rear garden •
- Twin bay cart lodge • Workshop •

Sudbury - 7 miles / Hadleigh - 9 miles / Bury St Edmunds - 12 miles





The Property
Grade II listed, 1 The Maltings is a substantial three-storey house which forms the northern half of an early 19th century horsehair weaving mill. Prominently set to the southern end of Barn Street, the building was subsequently converted into two sizable residential dwellings.

The property offers versatile and spacious accommodation, which is equally arranged over all floors. The current owners have tastefully improved the décor throughout, which accentuates the notably bright and lofty living space.

A welcoming entrance hall with stripped pine flooring (which covers the entire ground floor) leads through to the rear kitchen / breakfast room which is fitted on two walls with black granite work surfaces, butlers sink, integral appliances, and a gas fired AGA. Both the kitchen and adjacent dining room are later single storey additions, which both provide access onto the rear garden. The remaining ground floor consists of the formal sitting room, with shelved alcoves set either side of a central cast iron fireplace.

The first and second floors follow a similar floor plan, providing four double bedrooms and two bathrooms via spacious landings to one side. The front bedrooms (four and two) enjoy elevated views over neighbouring gardens and Lavenham's picturesque roofscapes. Bedrooms one and three directly overlook the entire rear garden, and rolling countryside in the distance.

Outside, the property offers an enclosed and well-maintained rear garden to the east, which consist of an extensive block laid patio defined by established flower and shrub borders. Beyond is an area of lawn with further flower borders and box hedging. A path to one side leads to the rear eastern boundary, which adjoins a further path that gives access down to a twin bay cart lodge and separate workshop. From Barn Street, vehicular access to the cart lodge is via a right of way over the neighbouring property to the south (no. 2 The Maltings).

Location
Located just 200 metres from the village centre, 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's Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

Agents Note
The gas boiler and pressurised water tank were replaced in May 2024

Local Authority and Council Tax Band
Babergh & Mid Suffolk District Council.
Band F.

Services
We understand all mains services are connected.

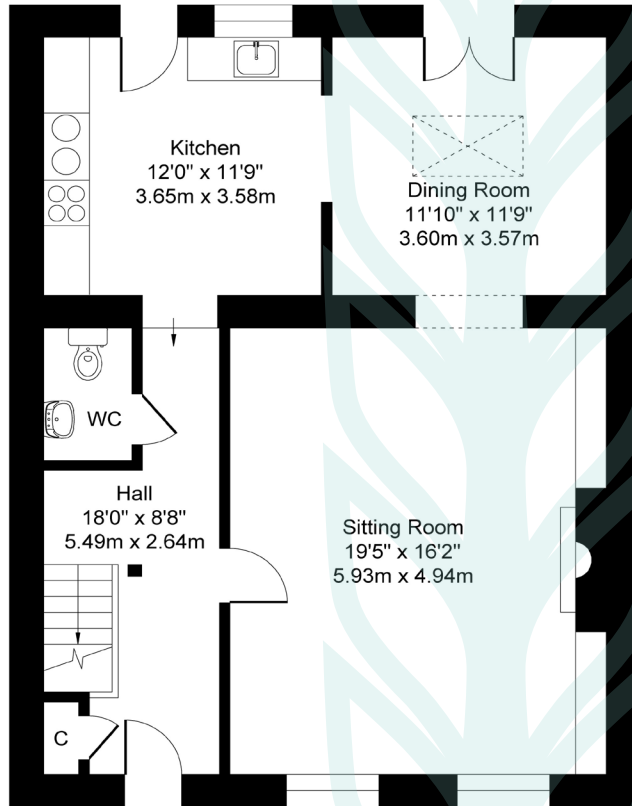




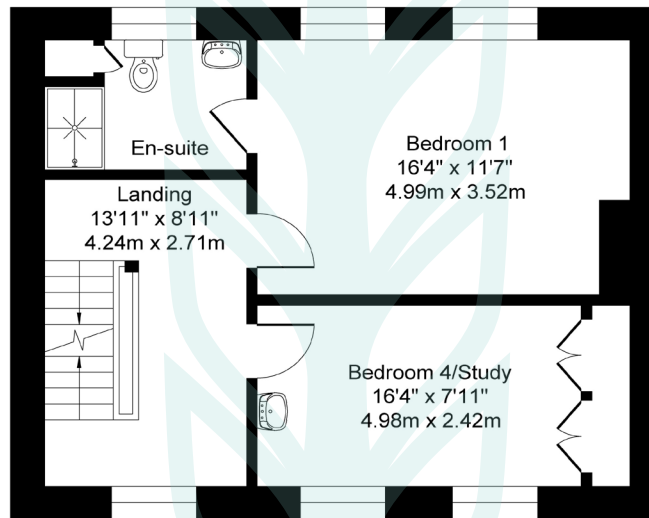
1 The Maltings, Barn Street, Suffolk, CO10 9RB

Approximate Floor Area

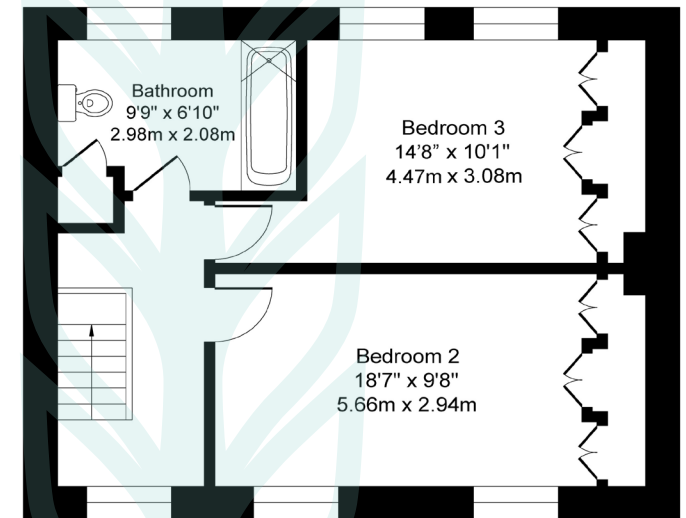
Main House - 1835 sq. ft / 170.44 sq. m



Ground Floor



First Floor



Second Floor



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