



# 56C HIGH STREET

Lavenham | Suffolk



Chapman Stickels



# 56C HIGH STREET, LAVENHAM, SUFFOLK, CO10 9PY

A CHARMING EDWARDIAN TERRACE HOUSE LOCATED  
CLOSE TO THE CENTRE OF THE VILLAGE

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

- 
- Entrance hall • Sitting room • Dining room • Rear kitchen • Cloak room •
  - Two bedrooms and a bathroom • Second floor loft conversion • Rear garden •
  - Detached outbuilding •







### The Property

Located just to the north of the village centre, 56C High Street forms part of a small row of terrace cottages which were built in 1909 by famed Lavenham mill owners, W M Roper & Sons.

The cottage's red brick façade retains its original sash windows, with also well-preserved stone lintels. As the property is not listed, modern uPVC double glazed exterior door and windows are to its rear.

Internally, the ground floor has favourably high ceilings where the entrance hall leads through into the sitting room, with a central redbrick fireplace housing a wood burner. Beyond it the dining room, with understairs cupboard and views over part of the rear garden.

A single storey addition forms the galleries kitchen, fitted with a combination of pine and oak worksurfaces, numerous storage cupboards, and plumbing / space for a washing machine. The remaining ground floor is the cloakroom and rear lobby, with access to the garden.



The first floor provides two double bedrooms to both the front and rear aspects, with a bathroom adjacent to bedroom two.

In 2014, the roof void was converted which is currently being used as a further double bedroom, with two rooflights overlooking the entire garden and the southern part of Lavenham beyond.

Outside, the property offers an enclosed rear garden which is essentially divided into two parts by a detached outhouse. An area of hardstanding leads up to the main part, which extends well beyond the outbuilding with patio and further areas of hardstanding. The boundaries are clearly defined by timber fencing.

To the front (the High Street) unrestricted parking is readily available.

### Agents Note

As common with properties of its ilk, a pedestrian right of way exists over the rear garden for neighbouring properties. This is mainly used for refuse purposes.

### Location

Located some 300 metres from the village centre, Lavenham is regarded as one of the finest mediaeval 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.

### Services

We understand all mains services are connected.

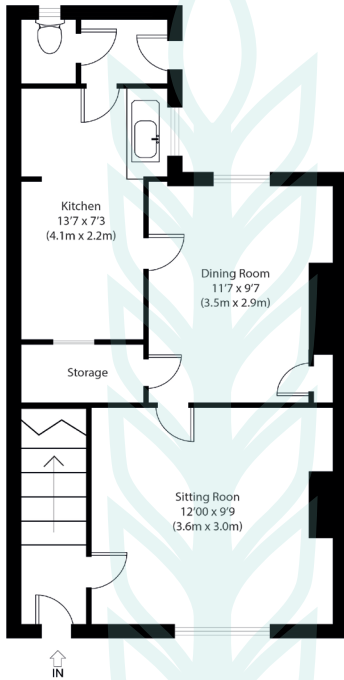
### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council.  
Band C.

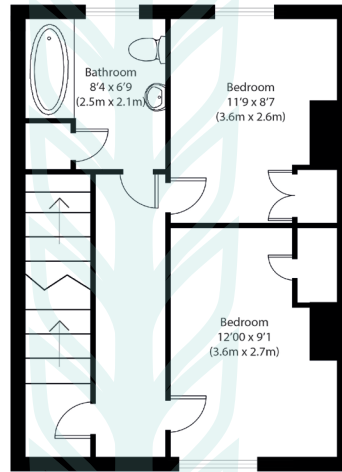
### EPC Rating

Current D (64). Potential C (80).

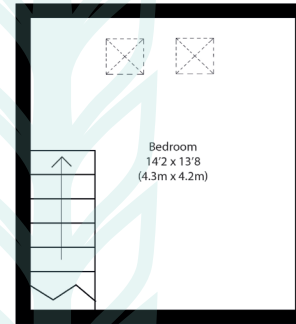




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area  
1020 sq ft (95 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosharinggroup.co.uk



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