

oakheart

£1,000,000

Offers In The Region Of
Upper Tye, Great Cornard



Lawn House is an impressive double-fronted Georgian/Regency property with earlier origins, built of gault brick beneath a slate tiled roof. This Grade II listed home is situated in a peaceful rural hamlet just minutes from the vibrant market town of Sudbury and presents a fantastic opportunity for the right buyer to shape a wonderful family residence.

The main house offers substantial accommodation and would benefit from general redecoration and updating. The detached Coach House has been thoughtfully converted to a high standard, offering excellent ancillary accommodation—ideal for multigenerational living,

guests, or a base while making further improvements to the main house. Lawn House showcases a wealth of original period character, with features such as shuttered sash, oval and French windows, open fireplaces, a drinks room, and the elegant proportions typical of the era. The property also benefits from cellar storage and the potential to extend further, such as with a garden room off the kitchen (subject to any necessary consents).

Approached via a former farmyard, the property enjoys ample off-road parking along with two garages integrated into the Coach House. An additional independent access from the west side further

enhances practicality. The gardens are enclosed by mature hedges and walls and are primarily laid to lawn with a variety of well-established trees and borders. Highlights include a magnificent Cedar Tree and a mature Copper Beech. A sun terrace with a well and outbuilding enjoys views over the garden. To the rear lies a walled paddock, separated from the main garden, which opens onto surrounding countryside. This space can be accessed directly from the Coach House garage, which also benefits from an adjacent workshop. In total, the grounds extend to approximately 1.23 acres.









