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£450,000

Price Guide

Ropers Court, Lavenham



£450,000 - £475,000 Oakheart are delighted to present this one-of-a-kind Victorian home located a stones throw from Lavenham High Street, formerly part of a historic mill, blending characterful period features with modern conveniences across an impressive and versatile layout.

The property welcomes you via a distinctive canopy porch with ornate cast iron brackets and iron columns, setting the tone for the architectural charm throughout. Step inside to a spacious entrance hall with natural pine banisters and access to an integral garage, complete with lighting, power, and concrete flooring. The ground floor offers a generously sized bedroom, a modern shower room, and a well-equipped utility room with stainless steel sink and

appliance space. Upstairs, the first floor boasts a large double-aspect sitting room with secondary glazing and a feature wrought iron fireplace. The kitchen/breakfast room is equally impressive, featuring Shaker-style cabinetry, marble-effect worktops, high ceilings, and integrated appliances. A standout feature is the charming covered balcony with original mill gantry detailing and quarry-tiled flooring. On the second floor, you'll find three further bedrooms and a standout triple-aspect dressing room located at the top of the original loading tower offering panoramic village views. A well-presented family bathroom with a 'P-shaped' bath completes this level. At the very top lies an observation tower, the second highest point in the village providing stunning 360-degree panoramic views across the Suffolk

countryside.

Outside, the home enjoys a pretty front garden enclosed by a white picket fence and shingle seating area, while the rear garden offers a private paved space with well-stocked flower beds and attractive brick and panel fencing.

Call Oakheart today to arrange your viewing!











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