

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

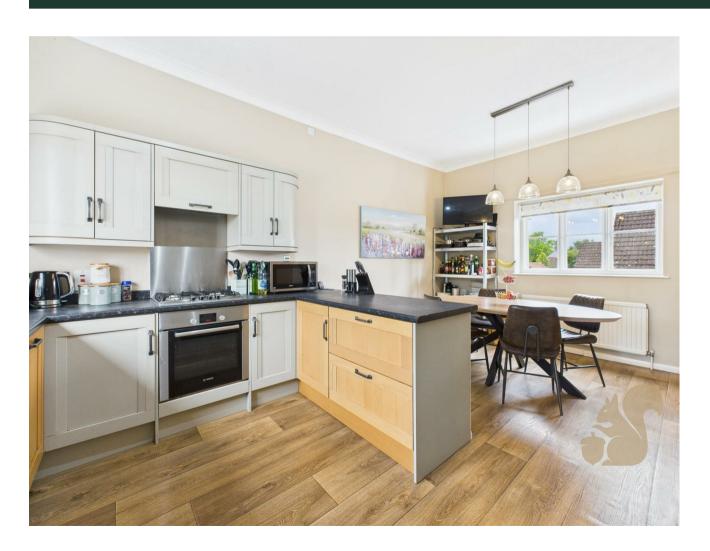
The property welcomes you via a distinctive canopy porch with ornate cast iron brackets and iron columns, setting the tone for the architectural charm throughout. Step inside to a spacious entrance hall with natural pine banisters and access to an integral garage, complete with lighting, power, and concrete 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













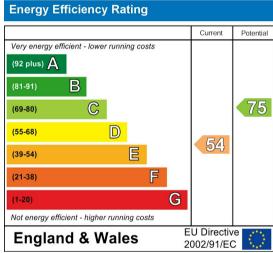












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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