



**Hylton Cottage, 63 High Street,
Lavenham, Suffolk**

**DAVID
BURR**



HYLTON COTTAGE, 63 HIGH STREET, LAVEHAM, SUFFOLK, CO10 9PY

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 Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

A charming end of terrace Grade II listed character cottage which has been run as a successful holiday cottage and would therefore serve well as an investment property or equally as a full-time residence. The property contains charming accommodation over two levels which includes a sitting room, kitchen/dining room and a recently fitted shower room with a comfortable double bedroom and en-suite cloakroom upstairs. Outside is a private garden area with a useful studio cabin/outbuilding. **NO ONWARD CHAIN.**

A charming cottage in the heart of Lavenham with a south-east facing garden.

Front door leading to:-

ENTRANCE VESTIBULE: With coir matting, tongue and groove panelling and a range of double-glazed windows allowing for plenty of natural light and a door leading to:-

KITCHEN/DINING ROOM: A well-finished room with a partially vaulted ceiling with leaded light window, exposed timbers and laminate wood effect flooring running throughout. Matching range of base and wall level shaker style units with wood effect worksurfaces incorporating a four-ring induction hob with tiled splashback and extractor fan above and a ceramic one-and-a-half sink with mixer tap above and drainer to side. Integrated appliances include a Lamona electric combination oven, refrigerator with freezer compartment and a Smeg dishwasher. Space for a dining table and chairs and a thumb latch door leading to:-

SITTING ROOM: A charming and characterful reception room with exposed timbers and studwork and a central brick feature fireplace. Leaded light windows overlooking the pretty street scene and with a door leading to the front. Staircase rising to first floor.

SHOWER ROOM: Recently refitted to a high standard with a large walk-in shower with rainfall style showerhead, additional attachment below, traditional fittings and with a glass screen. WC, vanity suite with storage below and to the side and a further range of cupboards and a chrome heated towel rail. Tongue and groove panelled walls throughout.

First Floor

BEDROOM: An attractive room with exposed timbers and a leaded light window overlooking the street scene below. Thumb latch door leading to:-

EN-SUITE CLOAKROOM: Containing a WC and a wash hand basin and a fitted hanging rail providing additional storage.

Outside

An access leads down the side of the property to a useful area of hardstanding for bins and onto an enclosed private garden which has been designed with low maintenance in mind. A pebbled terrace enjoys a south-east facing aspect, useful **TIMBER STORAGE SHED** and a high-quality **GARDEN STUDIO** which offers the potential to be utilised in a number of different ways.

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SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

The furniture within the property is available for purchase via separate negotiation.

The property is Grade II listed and sits within a conservation area.

The property owns an access which leads to the garden which is also utilised by two other properties.

EPC RATING: Exempt - Listed.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: TBC

TENURE: Freehold

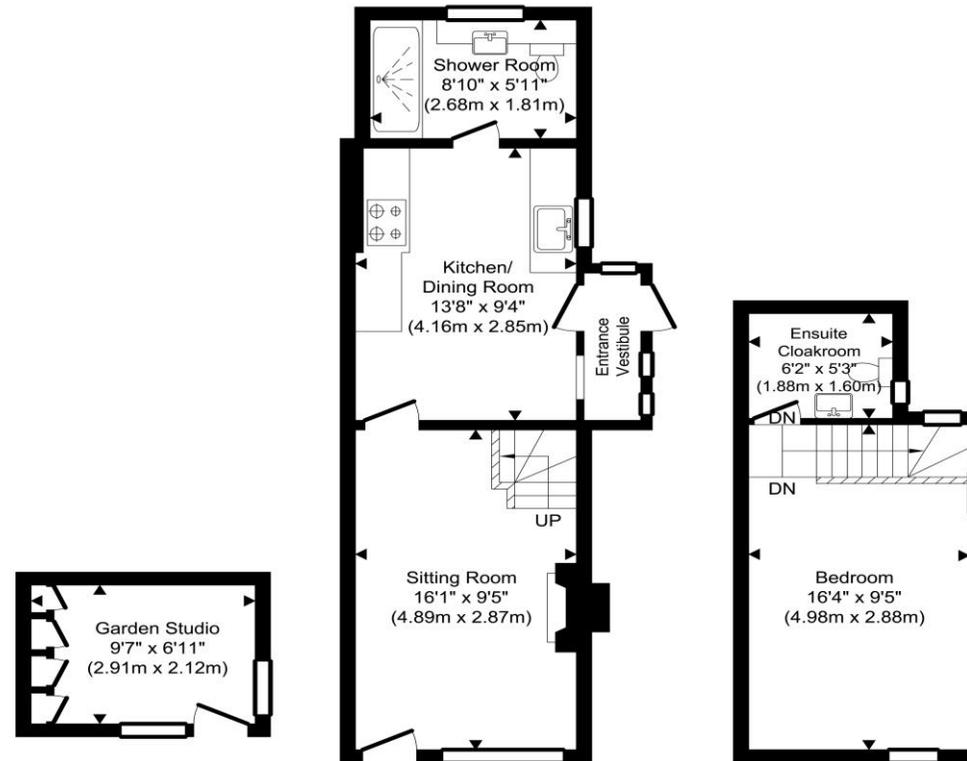
CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: boots.televised.filled

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Outside
Approximate Floor Area
66.30 sq. ft.
(6.16 sq. m)

Ground Floor
Approximate Floor Area
359.19 sq. ft.
(33.37 sq. m)

First Floor
Approximate Floor Area
187.72 sq. ft.
(17.44 sq. m)

TOTAL APPROX. FLOOR AREA 613.22 SQ.FT. (56.97 SQ.M.)
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