



**One Bell House, 46 High Street,
Lavenham, Suffolk**

**DAVID
BURR**



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 substantial period property situated in the heart of one of East Anglia's most picturesque and highly sought-after villages. Thought to date back to the 17th century yet remarkably unlisted, the property contains a fine array of notable character features yet remains well-suited to modern living. The property offers a combination of generous residential accommodation together with a retail unit which is currently utilised as a fantastic space to work from home by the current owners. If let out as a shop the property has the potential to generate significant income but equally offers a purchaser the opportunity to run their own enterprise and live adjacent. A total of two reception rooms, three bedrooms and three bathrooms are served by a spacious AGA kitchen/dining room and there is the additional benefit of a large fully private enclosed rear garden and ample off-road parking with the potential to create further if required. **NO ONWARD CHAIN.**

An unlisted character house situated in the heart of a fine medieval village with generous living space and a further retail unit/home office.

Front door with stained-glassed fan light above leading to:-

ENTRANCE VESTIBULE: With stone flooring, high ceilings, space for coats and shoes and glass panel door leading to:-

ENTRANCE HALL: With a continuation of stone tiled flooring, high ceilings and staircase rising to first floor with understairs storage cupboard below. Door leading into retail premises (for further information please see below) and further door leading to:-

INNER HALL: 12'10" x 7'9" (max) (3.91m x 2.37m) A useful area with exposed timbers and open studwork, access to cellar and further doors leading to:-

AGA KITCHEN/BREAKFAST ROOM: 17'5" (max) x 16'0" (5.32m x 4.88m) Finished in a traditional cottage style with tongue and groove wood panelled walls and a range of base level units with tiled

splashbacks, solid wooden worksurfaces incorporating a ceramic sink with a mixer tap over and drainer to side, four-ring hob and Bosch electric combination oven. Space for refrigerator beneath the countertop and space for an American style free-standing refrigerator. Space and plumbing for a dishwasher. A charming gas fired cream coloured AGA range cooker with twin warming plates over and double oven sits within a chimney breast with a tiled surround and bressumer beam over. Various useful storage cupboards off and plenty of space for a dining table and chairs. Door leading onto side access and a small private terrace.

SITTING ROOM: 16'1" x 13'7" (4.90m x 4.13m) A particularly bright room with a wealth of characterful features including exposed timbers to the walls and a centrally positioned open fireplace with a brick hearth and surround and bressumer beam over. Engineered wooden flooring throughout and a useful storage cupboard to one side of the chimney breast. Two large double hung secondary glazed sash windows overlook the side driveway.

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DRAWING ROOM: 19'2" x 15'8" (5.84m x 4.78m) A magnificent room with plenty of natural light through secondary glazed sash windows and characterful features including exposed original pine floorboards and a centrally positioned open fireplace with a cast iron surround and tiled hearth. Exceptional ceiling height measuring 10ft and deep skirting throughout. Wood and glass panel doors opening onto:-

REAR PORCH: 6'6" x 4'6" (1.97m x 1.36m) A useful area with space for coats and shoes and double doors opening into the rear garden and sash windows to each side.

BATHROOM/UTILITY: 12'2" x 6'11" (3.71m x 2.10m) Containing a panel bath with tiled surround and mixer tap and showerhead attachment over, WC, pedestal wash hand basin and space and plumbing for a washing machine and double doors opening onto a storage cupboard containing an unvented hot water cylinder and boiler.

Lower Ground Floor

CELLAR: 34'1" x 11'2" (10.40m x 3.40m) A useable space with ventilation, fenestration and a brick floor together with power and light connected.

First Floor

LANDING: With plenty of natural light, access to loft storage space and doors leading to:-

MASTER BEDROOM: 14'7" x 11'10" (4.44m x 3.61m) A comfortable double room with twin sash windows overlooking the pretty street scene below, cast iron feature fireplace with a carved wood surround and useful recessed storage space perfect for containing a chest of drawers or a wardrobe. Door leading to:-

JACK AND JILL BATHROOM: 9'3" x 5'11" (2.83m x 1.81m) Cleverly created and containing an exceptionally large walk-in shower with tiled surround and glass screens with a waterfall style showerhead and additional showerhead attachment below. WC, wash hand basin with tiled splashback and vanity suite below, heated towel rail and a cast iron feature fireplace with tiled hearth stones and exposed floorboards.

BEDROOM 2: 12'1" x 9'5" (3.68m x 2.86m) A further double bedroom with a large sash window and high ceilings.

BEDROOM 3: 9'11" x 8'3" (3.02m x 2.52m) With sash window overlooking the street scene below.

SHOWER ROOM: Containing a corner shower with tiled surround and glass sliding doors, WC and wash hand basin.

Commercial Opportunity

SHOP FRONT / HOME OFFICE: 19'5" x 16'9" (5.92m x 5.11m) Accessible from the entrance hall and also from its own front door is a superb and spacious shop front which is currently utilised by the current owners as a substantial home office suitable for at least two work spaces. Two large floor-to-ceiling windows offering plenty of space for a display. Storage cupboards with double stainless steel sink with mixer tap over and door leading to:-

CLOAKROOM: With WC and wash hand basin.

Outside

The property is approached via a side access which leads onto an area of **OFF-ROAD PARKING** for two to three vehicles. The driveway leads on to an:-

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OUTBUILDING: 12'5" x 8'4" (3.78m x 2.53m) Constructed from mellow red brick beneath the pantile roof and providing useful storage space.

The rear garden is fully private and contained mostly by a brick and flint wall. A large area of lawn is bordered by well established flowerbeds and a decked terrace provides an area for outdoor seating adjacent to the property itself. The vehicular access continues to the rear of the plot which currently contains a timber storage shed and log store but offers the clear potential to create further off-road parking if required.

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

AGENTS NOTES

Whilst dating back to the 17th century the property is unlisted.

As is not uncommon with properties of this style, One Bell House is subject to a flying freehold with a neighbouring property. For further information please contact David Burr.

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: D

TENURE: Freehold

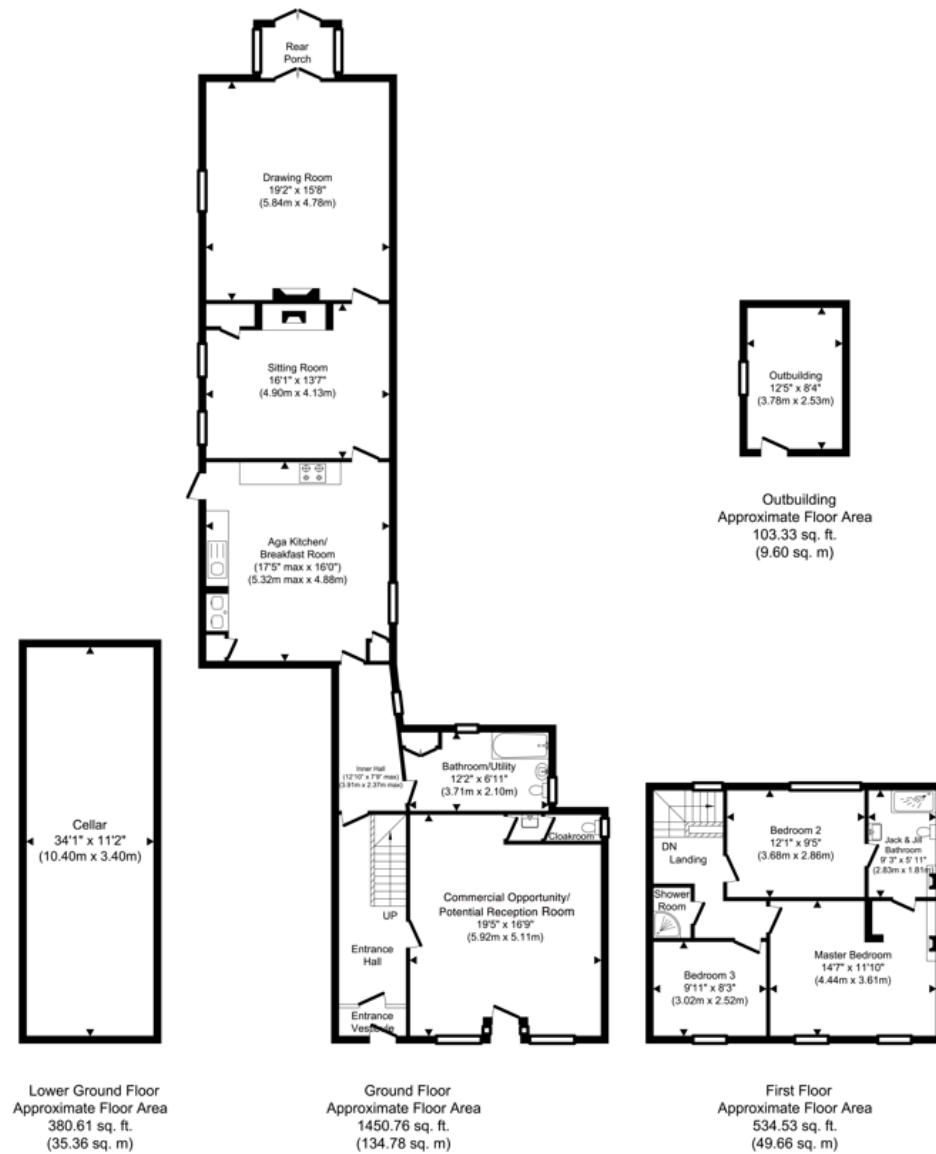
CONSTRUCTION TYPE: Brick

WHAT3WORDS: marzipan.fortunate.bricks

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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TOTAL APPROX. FLOOR AREA 2469.24 SQ.FT. (229.40 SQ.M.)
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