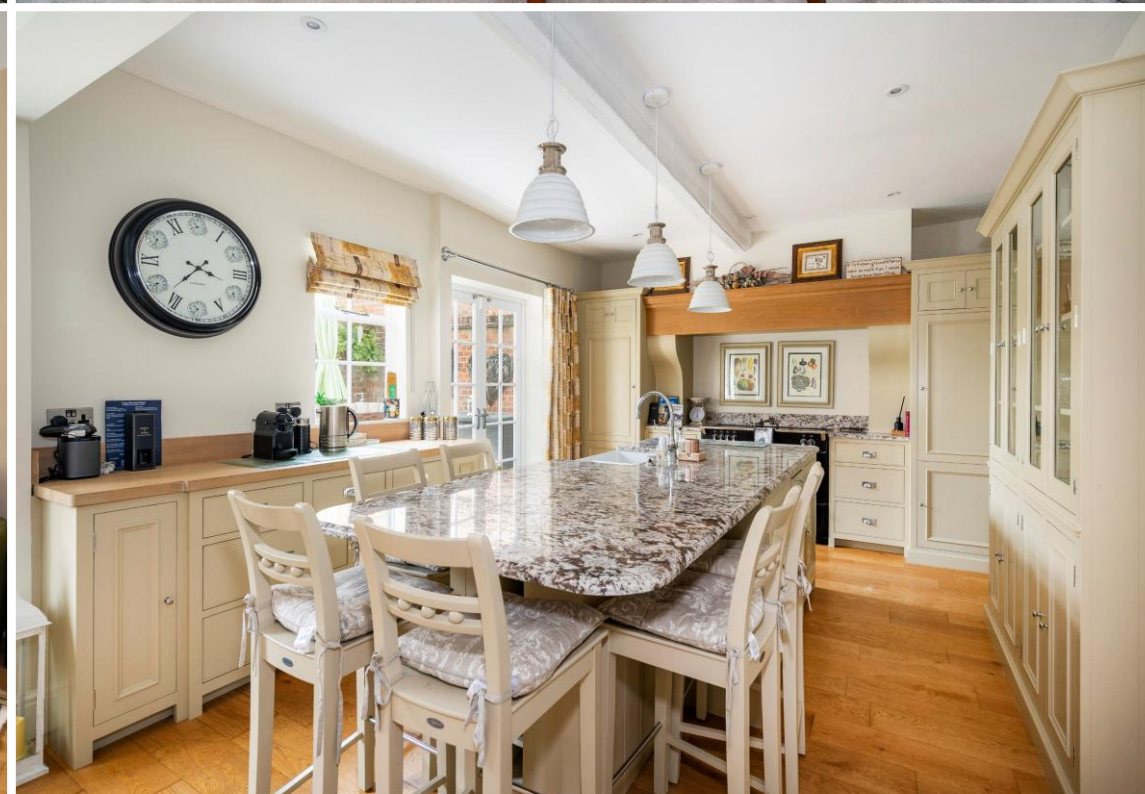




DAVID
BURR

**The Mill House,
Prentice Street, Lavenham, Suffolk**



The Mill House, Prentice Street, Lavenham, Sudbury, Suffolk, CO10 9RD

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.

An exceptional Grade II listed village home of considerable character and standing, situated just a moments walking distance from the market place and the amenities of one of East Anglia's most highly regarded villages. The property has been significantly refurbished with an outstanding level of attention to detail to provide elegant and characterful accommodation well suited to modern living. On the ground floor, a drawing room, sitting room and dining room are complemented by a high quality 'Neptune' island kitchen/breakfast room as well as a cloakroom and a cellar, which is ideal for entertaining. Four bedrooms all benefit from luxurious en-suites with a further family bathroom and there is additional benefit of substantial loft storage space and even potential for further conversion (subject to any necessary consents). Outside, the property provides a low-maintenance sunny courtyard garden enclosed by a brick wall and sheltered parking with a garage in an exclusive converted mill development.

A four-bedroom, four en-suite village home with an elegant Victorian façade in an outstanding central location with private garden and garage.

Front door leading to:

ENTRANCE HALL: An impressive and welcoming area with oak flooring and a wide staircase leading to the first floor, with useful bespoke fitted storage below. Fitted barrier matting, stained glass fan light above the front door and with a four panel door leading to:

DRAWING ROOM: A beautiful reception room with high ceilings and an impressive sash bay window with an outlook over the street scene. Plenty of space for seating arranged around a central marble fireplace with an inset wood burning stove situated on a tiled hearth and with deep skirting throughout. Door leading to:

KITCHEN/BREAKFAST ROOM: Finished to an exceptionally high standard and with a continuation of oak flooring. Containing a matching range of base and wall level bespoke fitted 'Neptune' kitchen units with a combination of polished granite and natural wood work surfaces. Double ceramic sink with mixer tap over and a range of integrated appliances including an AEG dishwasher, fridge and freezer. Space for a freestanding Range cooker with extractor and oak over mantle. Display cabinets with glass shelving and a central island with breakfast seating for

six people. Double doors open on to terracing, second staircase rising to first floor and with further doors leading to:

SITTING ROOM: A characterful room with a sash window overlooking the garden and useful storage cupboard off as well as a feature fireplace with moulded wood surround. Also with oak flooring and a lobby leading back into the dining room.

DINING ROOM: A well-proportioned formal dining room with high ceilings and an impressive sash bay window and a feature fireplace with a stone surround. Further sash window to the side allowing for plenty of natural light and with recessed storage to one side of the chimney breast.

CLOAKROOM: Containing a WC and a luxurious vanity suite with storage below and a chrome heated towel rail.

CELLAR: A fantastic party space which has been designed with entertaining in mind, with ambient lighting, space for wine cellarage and storage room with slate bins off.

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First Floor

LANDING: Arranged in two parts and served by two separate staircases. Access to loft storage space with a drop-down ladder which is partially boarded. Window with an outlook across the rear garden and towards countryside in the rear distance. Doors leading to:

PRINCIPLE SUITE: A well-proportioned double room with a bay window overlooking the street scene below and with a fitted window seat with storage below and a lovely view down Prentice Street. Useful **walk-in wardrobe** and with door leading to:

EN-SUITE SHOWER ROOM: Containing a shower with tiled surround, rainfall style shower head and additional attachment below and with recessed shelving. WC, double wash hand basin and a chrome heated towel rail.

BEDROOM TWO: A further well-proportioned double bedroom with high ceilings and a triple sash bay window with window seating with storage below and an iconic view down Prentice Street. Door leading to a dressing area and further into a **walk-in wardrobe** and further door to:

EN-SUITE SHOWER ROOM: Fully tiled and fitted with WC, double wash hand basin and a large shower with tiled surround, rainfall style shower head and additional attachment below and a glass screen door. Chrome heated towel rail.

BEDROOM THREE: A lovely dual aspect double bedroom with twin sash windows allowing plenty of natural light and door leading to:

EN-SUITE SHOWER: Containing a corner shower with rainfall style shower head and additional attachment below and a frameless shower cubicle. WC, vanity suite and chrome heated towel rail.

BEDROOM FOUR: An attractive double bedroom with an outlook to the rear, airing cupboard off and door leading to:

EN-SUITE SHOWER ROOM: Well-presented with a tiled shower cubicle with rainfall style shower head, additional attachment below and recessed shelving. WC, vanity suite and a chrome heated towel rail.

FAMILY BATHROOM: Containing a contemporary free-standing double ended bath with mixer tap and shower attachment over. WC, 'Neptune' vanity suite with marble top and storage below and a heated towel rail. Attractive tongue and groove feature panelling, high ceiling and sash window overlooking the street scene.

Outside

An access leads to the left-hand side of the house into the exclusive development of Bakers Mill, to the rear of which stands a:

DOUBLE-LENGTH GARAGE: A substantial and useful area of storage or sheltered parking with vaulted ceiling and timber double doors to the front.

To the rear of the property is an attractive enclosed low maintenance courtyard garden with stone paving and sunny areas of seating, surrounded by a mellow red brick wall covered by a mature vine.

Agent's notes:

The property is Grade II listed and thought to date back to the 18th Century, with a Victorian brick façade and it is also situated within a conservation area.

A maintenance charge is payable in the amount of TBC due to the right of access through Bakers Mill.

The hot water system has been significantly upgraded with pressure vessels and pumps which allow all en-suite bathrooms to be ran simultaneously without dropping pressure.

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

EPC RATING: N/A. – Exempt, listed.

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

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COUNCIL TAX BAND: F

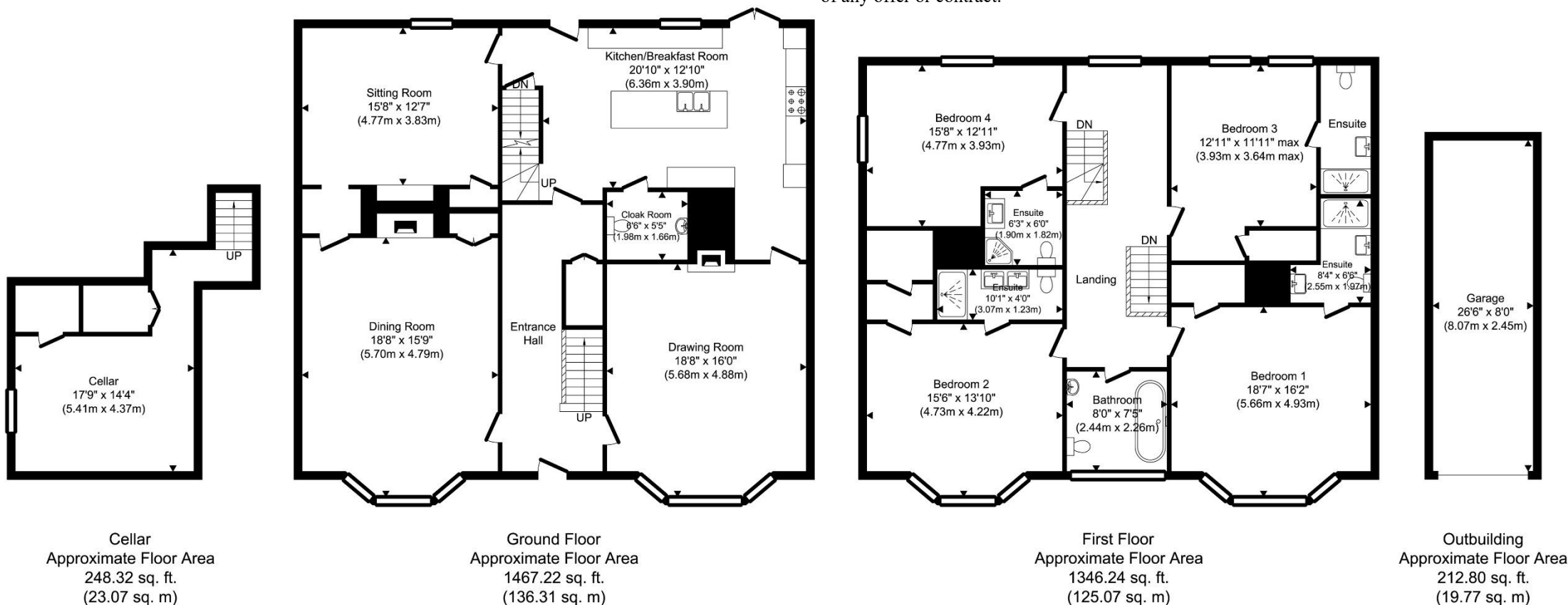
TENURE: Freehold

CONSTRUCTION TYPE: Brick construction

WHAT3WORDS: outgoing.crows.shudders

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.



TOTAL APPROX. FLOOR AREA 3274.59 SQ.FT. (304.22 SQ.M.)

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