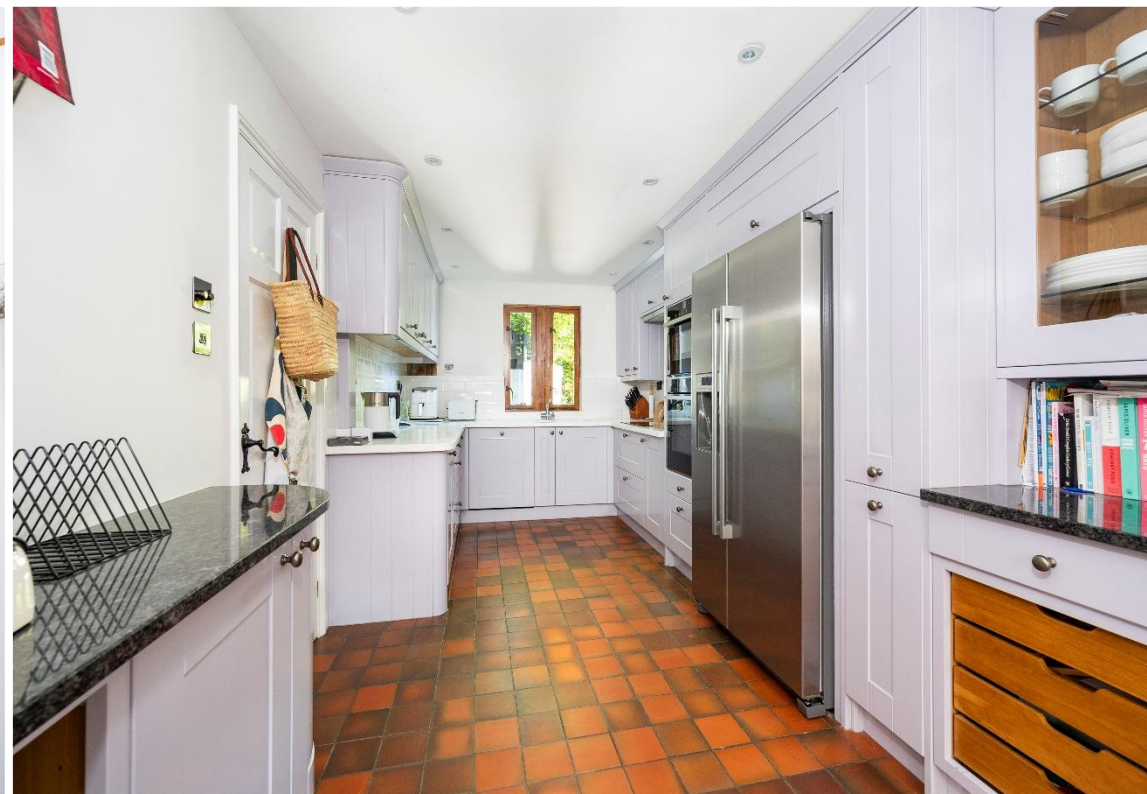




**2 Priory Farm Court,
Lavenham, Suffolk**

**DAVID
BURR**



2 Priory Farm Court, Water Street, Lavenham, Sudbury, Suffolk, CO10 9RW

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 converted barn situated within the very centre of Lavenham, one of East Anglia's most highly regarded, picturesque and well-served medieval villages. The property contains accommodation well suited to modern living which includes a sitting room, dining room, kitchen/breakfast room and a utility/cloakroom. Upstairs is a study landing providing space to work from home as well as three bedrooms (one en-suite) and a further shower room. There is the additional benefit of private off-road parking, a double garage and a beautiful south west facing rear garden.

An unlisted three bedroom barn conversion in the centre of Lavenham with south west facing garden, garage and parking.

STORM PORCH: A sheltered area with a wood and glass panel door leading into:

ENTRANCE HALL: A spacious area with a staircase rising to the first floor and a real sense of light and space with a view towards the vaulted dining area to the rear. Wood and glass panel double doors leading into:

SITTING ROOM: A bright and well-proportioned reception room with exposed timbers and large window providing an attractive outlook over the garden. Ample room for seating with a central brick chimney breast with oak mantle and an inset gas fire situated on a brick hearth.

DINING ROOM: An outstanding room with exposed timbers and exceptional ceiling height measuring 15ft. Door opening onto terracing and tall windows allowing for plenty of natural light and a view over the gardens. Ample room for a large dining table and chairs and with a quarry tiled floor. Opening leading to:

KITCHEN/BREAKFAST ROOM: With a continuation of quarry tiled flooring, and a matching range of base and wall level units with work surfaces incorporating a one and a half sink with mixer tap above and drainer to side and a four ring Bosch induction hob with extractor fan above. Space for an American fridge/freezer, integrated Neff electric combination oven and

microwave over, integrated Bosch dishwasher and plenty of storage throughout including glass display cabinets and deep pan drawers. Further door leading on the garden and room for a breakfast table and chairs.

UTILITY/CLOAKROOM: With a quarry tiled floor, WC, vanity suite and a chrome heated towel. Space for coats and shoes and also with space and plumbing for a washing machine and space for tumble dryer above.

First Floor

STUDY LANDING: A spacious area with an outlook across the dining room and the impressive vaulted ceiling. Plenty of room for a desk and providing an ideal space to work from home and with a beautiful airing cupboard with fitted shelving and hanging rail off. Exposed timbers throughout and with doors leading to:

BEDROOM 1: A well-proportioned double bedroom with characterful exposed timbers and an outlook across the garden. Range of integrated wardrobes with mirror fronted sliding doors and door leading to:

EN-SUITE: Containing a bath with mixer tap and shower over and tiled surround, WC, 'Burlington' ceramic wash hand basin with storage below and a chrome heated towel rail.

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BEDROOM 2: A further double bedroom with exposed timbers and an outlook across the rear garden.

BEDROOM 3: Currently utilised as an ideal guest twin room and also with exposed timbers and a useful fitted wardrobe with inset shelving and hanging rail.

SHOWER ROOM: Recently upgraded to a high standard with a rainfall style shower head and additional attachment below and a large glass screen. WC, wash hand basin with storage units below and a chrome heated towel rail.

Outside

The property is situated in an exclusive and particularly highly-regarded conversion development, situated within the very centre of the village and within immediate walking distance of various amenities. Priory Farm Court consists of just three dwellings plus accommodation for the Priory itself within which stands an area of private off-street parking in front of a **DOUBLE GARAGE** with twin up and over doors.

The property's rear garden has been beautifully curated and faces south west and therefore receives plenty of sunlight throughout the day. A wonderful, diverse array of flowers, plants and bushes create various areas of interest including a stone paved terrace adjacent to the property itself which is ideal for dining alfresco and entertaining. Stone paved steps lead up through the garden past areas of lawn and various well stocked beds including a particularly fine birch tree. At the top of the garden is a useful timber storage shed behind which lies a further pedestrian access back onto Priory Farm Court.

Agent's notes:

The property is not listed and is thought to have been converted around 1990 and stands within a conservation area.

Access to the property is across land belonging to a third party in respect of which a legal right of way exists.

The pedestrian access at the rear of the garden is also utilised by one another dwelling on Church Street. For more information, please contact the office.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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

EPC RATING: Band C – 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: G

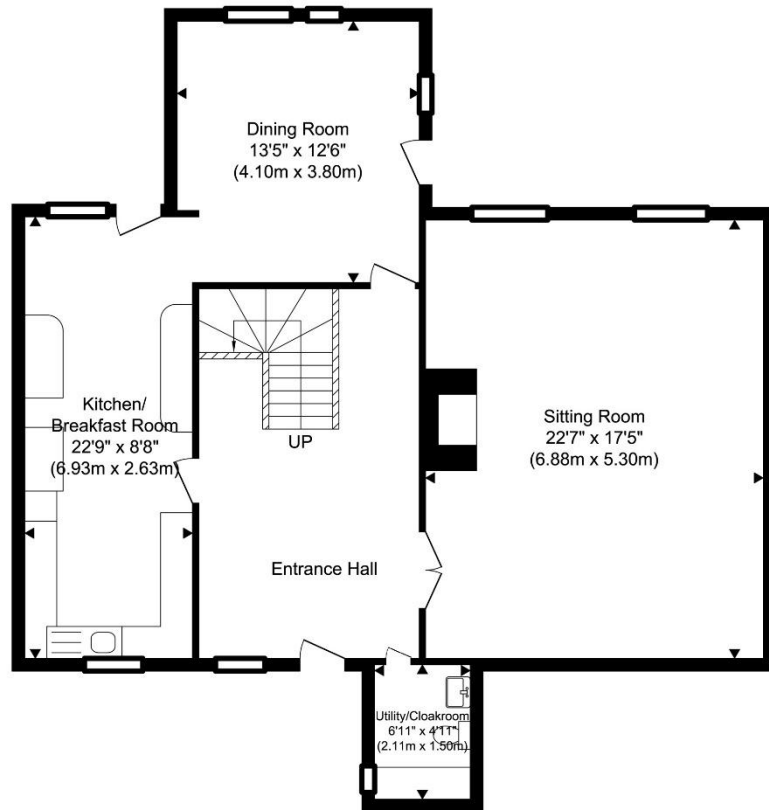
TENURE: Freehold

CONSTRUCTION TYPE: Timber framed

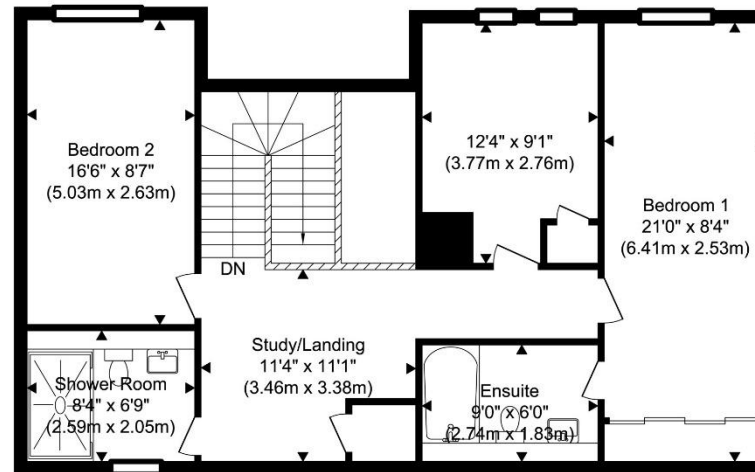
WHAT3WORDS: ///lawn.pads.raven

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.

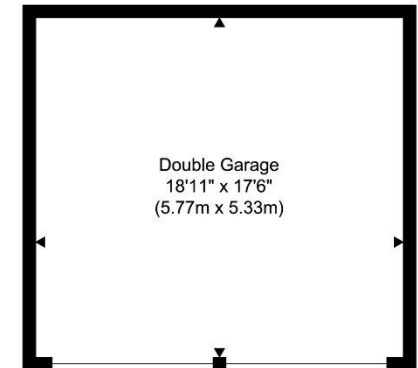
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Ground Floor
Approximate Floor Area
1022.78 sq. ft.
(95.02 sq. m)



First Floor
Approximate Floor Area
752.82 sq. ft.
(69.94 sq. m)



Outbuilding
Approximate Floor Area
330.99 sq. ft.
(30.75 sq. m)

TOTAL APPROX. FLOOR AREA 2106.60 SQ.FT. (195.71 SQ.M.)

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