



DAVID
BURR

**The Three Blackbirds,
Lavenham, Sudbury, Suffolk**



THE THREE BLACKBIRDS, 1 MARKET LANE, LAVENHAM, SUFFOLK, CO10 9RR

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 genuinely outstanding detached village house of considerable character and quality situated in the very centre of one of east Anglia's most highly-regarded and picturesque villages. The property has been comprehensively improved during the current owners' tenure to provide light and well-balanced accommodation over three levels. Numerous original period features can be seen throughout including stunning exposed beams, brickwork, sash windows and an inglenook fireplace. On the ground floor, an impressive double reception room with tall ceiling height provides space for seating and dining along with a kitchen/breakfast room and a utility/cloakroom. Upstairs, over the first and second floors are a total of four double bedrooms and two bath/shower rooms as well as an exceptional landing with potential to be used in a variety of ways. There is the further benefit of a private enclosed courtyard garden and parking available in numerous locations in the immediate vicinity. The property was once run as a successful holiday let offering clear potential for buyers looking for an investment property/weekend home which could comfortably cater for up to 8 guests.

A splendid period house ideally placed for village amenities with generous and beautifully presented accommodation and an attractive courtyard garden.

ENTRANCE HALL: With an attractive laminate wood effect flooring, exposed timbers and a staircase leading to first floor with useful cupboard below. Large secondary glazed sash windows allowing for plenty of natural light and a beautiful oak brace door leading into:-

SITTING/DINING ROOM: 7.67m x 5.38m. (25'2" x 17'8"). An outstanding double reception room with a heavily timbered, 8ft high ceiling and exposed beams throughout. Plenty of space for seating arranged around a stunning inglenook fireplace with oak bressumer beam and a herringbone brick hearth with inset log effect gas fire. Ample room for large dining table and chairs with a further secondary glazed sash window overlooking the street scene.

KITCHEN/BREAKFAST ROOM: 4.87m x 2.69m. (16' x 8'10"). Recently significantly upgraded with a matching range of base and wall level cabinets with work surfaces incorporating a stainless-steel sink with mixer tap above and 4 ring Hotpoint gas hob with tiled splashback and

extraction above. Integrated NEFF dishwasher, integrated Hotpoint oven and grill and with space and plumbing for an American style fridge/freezer with wine rack over. Breakfast seating at a cleverly designed breakfast bar with storage below situated by a mellow red brick slip feature wall. Door opening onto garden and further door leading to:-

Rear Hall: With space for coats and shoes, door to garden and door to:

UTILITY ROOM/CLOAKROOM: 2.38m x 1.34m. (7'10" x 4'5"). Recently upgraded and beautifully presented with a low-level W.C., wash hand basin with storage below and a brushed brass mixer tap above and also with an integrated washing machine/tumble dryer.

First Floor

LANDING: Exposed beams and latch oak door opening to:-

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DRESSING ROOM/LANDING: 4.41m x 3.81m. (14'6" x 12'6"). An incredibly generous size which is used by the current owners as a dressing room but which could equally function as a first-floor reception room, occasional bedroom or study. Range of secondary glazed sash window overlooking the street scene below and with oak brace doors leading into:-

BEDROOM 1: 4.06m x 2.99m. (13'4" x 9'10"). A well-proportioned double bedroom with exposed timbers and sash window overlooking the street scene below.

BEDROOM 2: 3.25m (maximum measurement to rear of wardrobe) x 3.04m. (10'8" max x 10'). An ideal guest bedroom with a range of mirror fronted wardrobes with inset shelving and hanging rails. Door leading to:-

En-suite: A jack and jill bathroom accessible from the landing as well and containing a roll top bath with ball and claw feet with period style fittings and shower attachment. Heated towel rail, WC and traditional style wash hand basin. Attractive tongue and groove panelling throughout and exposed timbers.

BEDROOM 3: 3.12m x 2.99m. (10'3" x 9'10"). A charming double bedroom with exposed timbers, understairs storage cupboard off and door leading to the second floor (see below).

SHOWER ROOM: Newly fitted with a beautiful double width shower with rainfall style shower head and additional attachment below. Traditional style W.C and pedestal wash hand basin, chrome heated towel rail and with useful airing/linen cupboards off which also contains a newly installed boiler (2024).

Second Floor

BEDROOM 4: 4.03m x 3.81m (12'6" x 13'3") An especially generous double bedroom with potential to even contain a further single guest bed (ideal for guests with young children). Attractive exposed timbers and a door leading into a fully boarded loft space providing extensive storage space and also with power and light connected.

Outside

To the right hand side of the property is a charming, low-maintenance courtyard garden which provides plenty of space for seating for enjoying a morning coffee or dining al-fresco. There is the further benefit of a water tap, external lighting and a gate leading onto the lane itself. Off-road parking is readily available in nearby Market Square or the main High Street, both of which offer unrestricted free parking. We understand that residents' permits can be purchased from the parish council which currently costs approximately £98 per annum offering further flexibility in the local village car parks. For more information please ask the office.

AGENT'S NOTES

The property is Grade II Listed and is situated within a conservation area.

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

LOCAL AUTHORITY: Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** F.

EPC: Exempt – Listed

VIEWING: Strictly by prior appointment only through DAVID BURR.

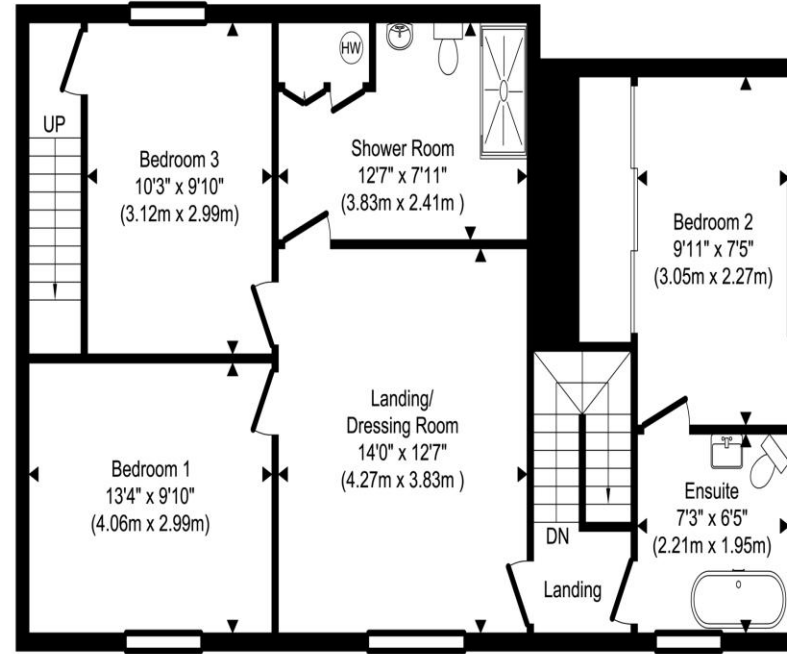
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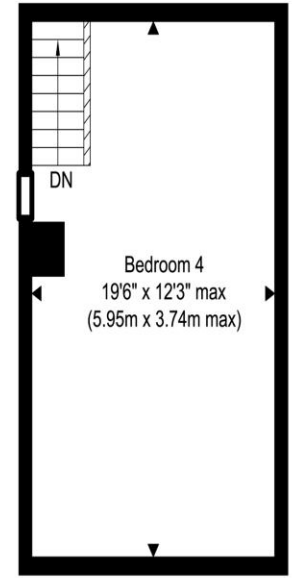
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Ground Floor
Approximate Floor Area
896.63 sq. ft.
(83.30 sq. m)



First Floor
Approximate Floor Area
828.39 sq. ft.
(76.96 sq. m)



Second Floor
Approximate Floor Area
239.49 sq. ft.
(22.25 sq. m)

TOTAL APPROX. FLOOR AREA 1964.52 SQ.FT. (182.51 SQ.M.)

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