



16 Water Street,
Lavenham, Sudbury, Suffolk

DAVID
BURR



16 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 Grade II listed red brick cottage in one of the area's most sought-after villages with characterful accommodation over two levels. A sitting room contains a feature fireplace which leads through to a kitchen/dining room and a boot room/lean to. Upstairs are two bedrooms and a bathroom. Behind the property is an attractive and particularly generous rear garden. The cottage has been a highly-successful holiday let for the current owners and offers the potential to be purchased as either an established holiday property with immediate income potential or indeed as a full-time residence. Offered with no onward chain.

A charming two bedroom cottage which has hitherto been run successfully as an established holiday let with a generous garden, moments walking distance from amenities.

Accommodation

Front door leading to:-

SITTING ROOM: An attractive and well-proportioned reception room with plenty of space for seating arranged around a central mellow red brick arched feature fireplace with potential to be reinstated (subject to any necessary consents). Secondary glazed sash window overlooking the street scene and with a dado rail running throughout. Stripped pine door leading into:-

KITCHEN/DINING ROOM: Containing a range of base level units with work surfaces incorporating a sink with mixer tap above and drainer to side and a four ring Lamona gas hob. Integrated electric combination oven, space and plumbing for a washing machine and space for a free-standing refrigerator. Also with an attractive, characterful, red brick chimney and with space for a dining table and chairs. Below stairs storage cupboard and a door leading into:-

BOOT ROOM/LEAN-TO: With space for coats and shoes, space for a tumble dryer and a door opening onto the garden.

First floor

LANDING: With access into loft storage space, dado rail throughout and a door leading into:-

BEDROOM ONE: A lovely double bedroom with a picture rail throughout, secondary glazed sash window overlooking the street scene below and with particularly fine views of De Vere house, one of Lavenham's most iconic private dwellings, featured in the Harry Potter movies. Victorian feature fire place. Substantial storage cupboard off.

BEDROOM TWO: A charming single bedroom with an outlook over the rear garden.

BATHROOM: With an enamel bath with shower over, W.C. and a pedestal wash hand basin.

Outside

The property's rear garden is especially generous and is arranged into various areas and has been designed with low maintenance in mind. Stone paved areas of seating are bordered by fencing and hedging.

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Agent's notes

The property is Grade II listed and stands within a conservation area and is believed to date back to 1891.

As is not uncommon in a village setting, a right of way exists both for the benefit of the property and across the title itself. For more information, please contact the office.

The contents of the property are available by separate negotiation.

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

EPC: Exempt – listed

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

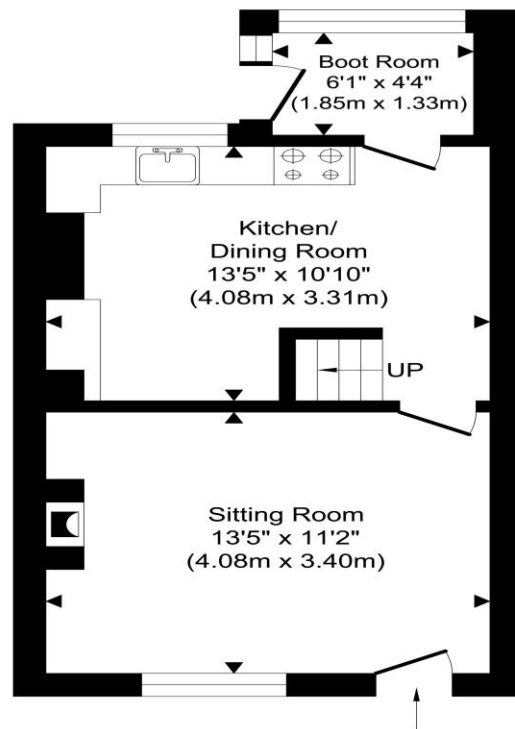
TENURE: Freehold

COUNCIL TAX BAND: N/A – Rated for business rates but we understand that none are presently payable.

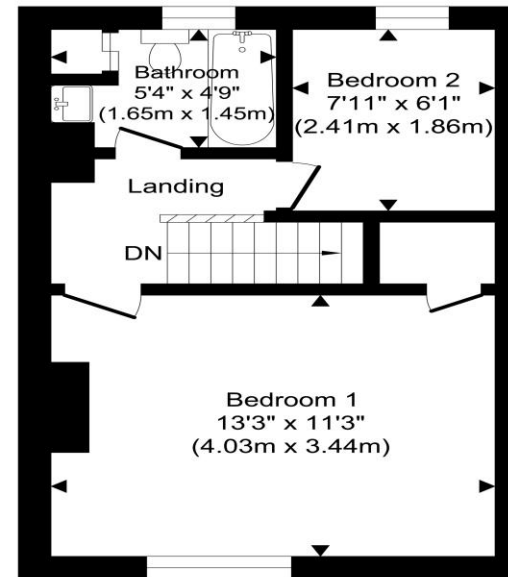
WHAT3WORDS: ///mornings.smudges.songbirds

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
330.66 sq. ft.
(30.72 sq. m)



First Floor
Approximate Floor Area
301.17 sq. ft.
(27.98 sq. m)

TOTAL APPROX. FLOOR AREA 631.84 SQ.FT. (58.70 SQ.M.)
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