



**Wool Cottage,
Lavenham, Suffolk**

**DAVID
BURR**



Wool Cottage, 1 Bears Lane, Lavenham, Sudbury, Suffolk, CO10 9RS

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 Grade II* listed character cottage, situated within just moments walking distance of the amenities of one of East Anglia's most highly regarded villages. The property contains charming accommodation which includes a spacious sitting/dining room and a kitchen together with a luxurious double bedroom which contains a rolltop bath and separate shower room and cloakroom upstairs. There is the further benefit of a private enclosed courtyard garden to the rear.

A charming one bedroom cottage within moments walking distance of the amenities of Lavenham.

Front door leading to:

SITTING/DINING ROOM: A charming room with exposed timbers throughout and a lovely secondary glazed leaded light window overlooking the street scene. Plenty of room for a dining table and chairs and further seating arranged around a fireplace with a brick surround and inset wood burning stove, situated on a brick hearth. Thumb latch door opening onto the staircase to the first floor and further thumb latch door leading to:

KITCHEN: Containing a matching range of base and wall level units with granite work surfaces incorporating a stainless steel sink with mixer tap above and drainer to side. Integrated Hotpoint oven and four ring Hotpoint electric hob. Space and plumbing for a dishwasher and washing machine and with a stable door opening onto the garden. Further space for a free-standing fridge/freezer.

First floor

LANDING: With doors leading to:

BEDROOM ONE: An outstanding double bedroom which is particularly generous in size with access to loft storage space and a dual aspect outlook with both a timber casement and leaded light window. Beautiful exposed timbers and also containing a luxurious free-standing rolltop bath mixer tap and claw and ball feet.

SHOWER ROOM: With tiled flooring and containing a tiled shower cubicle with glass screen, a pedestal wash hand basin and a chrome heated towel rail.

CLOAKROOM: Containing a WC and with a tiled floor.

Outside

To the rear of the property is a private enclosed low maintenance courtyard garden with a lovely mellow red brick wall and with a useful wood store.

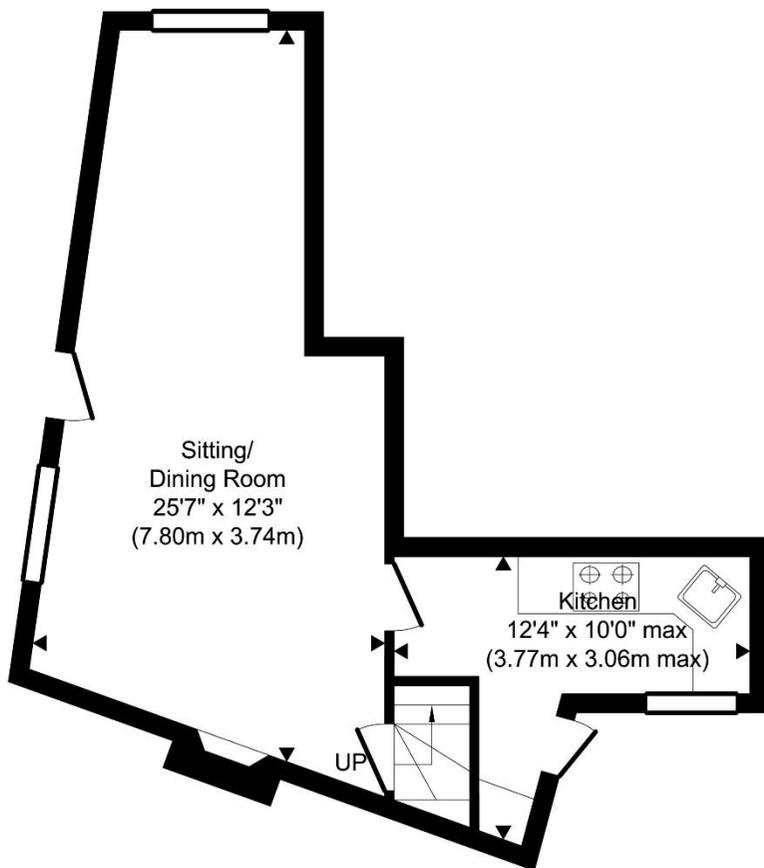
SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by radiators. Water softener fitted. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Exempt – Listed. **WHAT3WORDS:** absent.dripping.atoms

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
317.85 sq. ft.
(29.53 sq. m)



First Floor
Approximate Floor Area
349.18 sq. ft.
(32.44 sq. m)

TOTAL APPROX. FLOOR AREA 667.03 SQ.FT. (61.97 SQ.M.)

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