



**5 Bakers Mill, Prentice Street,
Lavenham, Suffolk**

**DAVID
BURR**



5 Bakers Mill, Prentice Street, Lavenham, 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.

A charming Grade II Listed village home situated in a highly regarded converted Victorian mill development within the very centre of one of East Anglia's most picturesque and well-served villages. The property has been beautifully updated and improved in recent years to provide light and elegant accommodation over two levels. On the ground floor is a light and airy sitting room together with a kitchen/dining room. Upstairs are three bedrooms and a bathroom. Outside there is the benefit of an off-road parking space in front of a carport providing additional parking, as well as a private enclosed roof terrace with a superb view over the gardens of 'Little Hall'.

A charming three-bedroom village home with parking, carport and roof terrace within close walking distance of amenities.

Front door leading to:-

SITTING ROOM: A well-proportioned room with plenty of space for seating with a window allowing for plenty of natural light and overlooking the courtyard to the front. Impressive, striking spiral staircase leading to the first floor with a cosy reading nook beneath and an opening leading through to the:-

KITCHEN/DINING ROOM: With ample room for a dining table and chairs and a skylight allowing plenty of natural light from the roof terrace above. The kitchen has been completely replaced to a high-standard with 'Howdens' shaker style units and heat-resistant 'Minerva' quartz effect work surfaces which incorporate a butler sink with brushed brass mixer tap. Space for a range cooker with extractor fan above, integrated refrigerator, freezer and a washing machine. Wall mounted display shelving and with plenty of storage.

First floor

LANDING: With access to loft storage space, airing cupboard off, tall windows allowing for plenty of natural light which look onto the roof terrace and doors leading to:-

BEDROOM 1: A lovely double bedroom with an outlook over the courtyard to the front.

BEDROOM 2: A further double bedroom with a set of double doors opening onto the roof terrace.

BEDROOM 3: Currently utilised as a dressing room but which could equally be used as either a study or a third bedroom as needed and with integrated wardrobes/storage.

BATHROOM: Recently upgraded to a high standard with a deep bath with rainfall style shower head over and additional traditional style mixer tap. Traditional style W.C. and wash hand basin as well as a heated towel rail.

Outside

To the front of the property is a **PRIVATE OFF ROAD PARKING SPACE** which lies adjacent to a thoughtfully planted, low-maintenance herb garden in a raised bed enclosed by mellow red brick. The driveway in turn leads onto a:-

5 Bakers Mill, Prentice Street, Lavenham, Suffolk CO10 9RD

CARPORT: Enclosed by lockable wrought iron gates and providing sheltered parking with power and light connected.

On the first floor, accessible from the second bedroom and the landing, is a private enclosed **ROOF TERRACE** with a lovely view over Little Hall's wonderful gardens and space for a table and chairs, enclosed by attractive mellow red brick.

Agent's Notes

The property is Grade II Listed and stands within a Conservation Area.

A maintenance charge exists which we are advised is in the region of £120 p.a.

The kitchen appliances remain under warranty.

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

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

TENURE: Freehold **CONSTRUCTION TYPE:** Brick

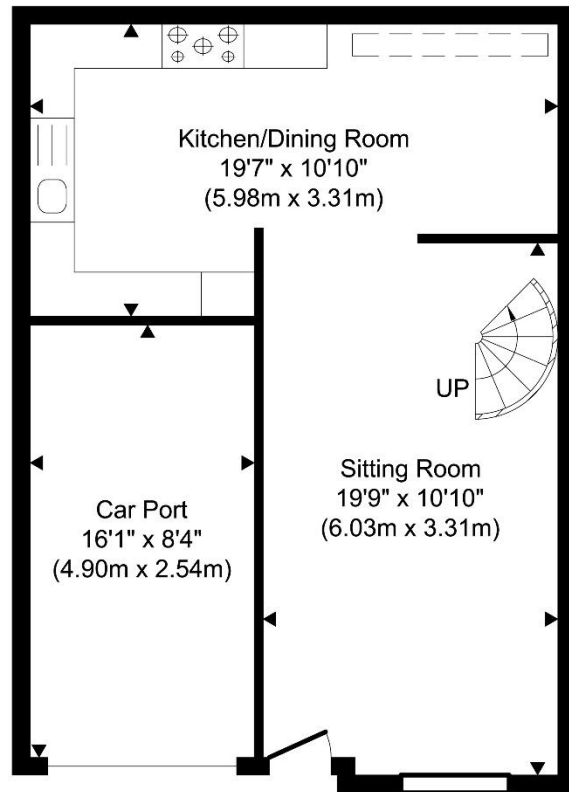
WHAT3WORDS: recruiter.severe.upward

VIEWING: Strictly by prior appointment only through DAVID BURR.

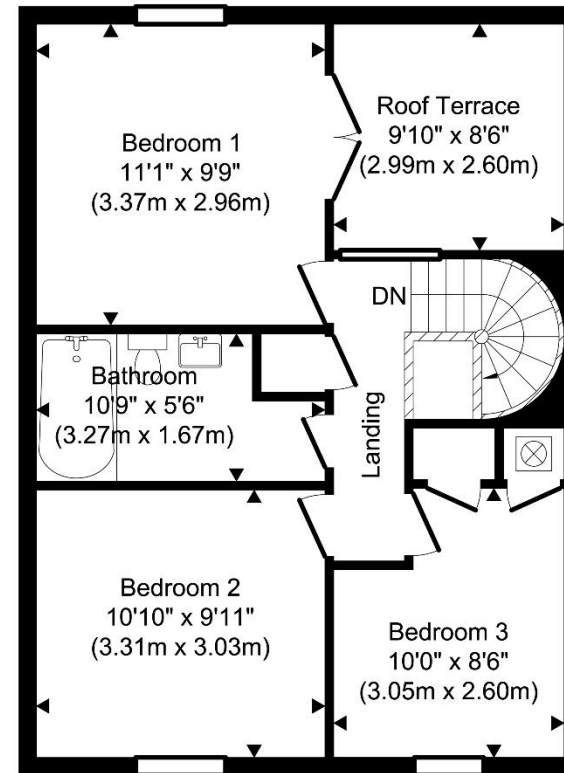
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No 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.



5 Bakers Mill, Prentice Street, Lavenham, Suffolk CO10 9RD



Ground Floor
Approximate Floor Area
539.81 sq. ft.
(50.15 sq. m)



First Floor
Approximate Floor Area
528.50 sq. ft.
(49.10 sq. m)

TOTAL APPROX. FLOOR AREA 1068.31 SQ.FT. (99.25 SQ.M.)

Produced by www.chevronphotography.co.uk © 2026

