



DAVID
BURR

**Star Cottage, 78 Church Street,
Lavenham, Suffolk**

STAR COTTAGE, 78 CHURCH STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9QT

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 fully renovated two-bedroom cottage situated in the heart of Lavenham, one of Suffolk's most sought-after villages. The property boasts many original features including exposed ceiling and stud timbers, soft red brick fireplace with log burner and pretty part walled garden. This property is being offered with **NO ONWARD CHAIN**.

A fully renovated two-bedroom cottage with pretty garden.

SITTING ROOM: 13'9" x 13'0" (4.19m x 3.96m) A charming room with your attention immediately drawn to the soft red brick fireplace with inset log burner, oak bressumer beam and brick hearth. This room is finished with an oak flooring with generous ceiling height, exposed timbers and window offering street scene views to the front. To either side of the fireplace are alcoves which hand themselves well to living room furniture with a large understairs cupboard providing useful storage. Opening leading to:-

Inner Hall: Finished with matching oak flooring to the sitting room with wide wooden staircase leading to first floor and door leading to:-

KITCHEN/DINING ROOM: 14'11" > 10'11" x 13'3" (4.55m > 3.33m x 4.04m) The kitchen is fitted with a wide range of shaker style units with a thick oak worktop and attractive tiled splashback. Integrated appliances include a ceramic sink with drainer unit and mixer tap, oven, hob with extractor with space for a fridge/freezer, washing machine and dishwasher. Beyond this is a dining area with pretty views over the rear garden and stable door leading to rear garden terrace. Many more character features have been retained in this room with exposed ceiling timbers, brickwork and casement window to rear.

First Floor

LANDING: Beautifully exposed timbers continue to the first floor with space for a chair and desk, two useful storage cupboards with solid wooden doors leading to:-

BEDROOM 1: 13'10" x 10'1" (4.22m x 3.07m) A charming room with exposed timbers and floorboards with casement window offering pretty street scene views. A large panel of glass features the original wattle and daub construction of the property with useful alcove found to the other side of the chimney breast for bedroom furniture.

BEDROOM 2: 11'0" x 8'0" (3.35m x 2.44m) A generous second bedroom currently set up as a twin but would work well as a double with casement windows providing charming views over the part walled rear garden.

BATHROOM: A three-piece suite consisting of a pedestal wash hand basin, large panel bath with shower screen and overhead shower, close coupled WC and heated towel rail. Although a central room, this room is filled with natural light via a roof Velux and lightwell.

Outside

The rear part walled garden is incredibly private, accessed off the kitchen/dining room, it is a great space for entertaining. The garden is paved with shingle borders and climbers with space for a range of potted plants.

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

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AGENTS NOTES

The property is Grade II listed and is situated in a conservation area.

As is not unusual with a property of this ilk, it enjoys a small flying freehold over the neighbouring property.

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: TBC

TENURE: Freehold

WHAT3WORDS: ///jumbled.complies.windows

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.



