



Brent Eleigh Road | Lavenham, Suffolk, CO10 9PE



Features

- Situated Within 0.31 Acres
- Four Bedrooms
- Renovation/Development Opportunity
- Sought After Historic Village Location
- Walking Distance To Doctors/Primary School
- Short Walk To Bakery & Butchers
- Close To Co-Ops & Independent Shops

Located in the highly sought after and historic village of Lavenham, this four bedroom home positioned in 0.31 Acres boasts a wealth of potential. Walking distance to amenities such as the doctors surgery, primary school, bakery, butchers, co-ops, pubs, restaurants and independent shops/cafes. NO ONWARD CHAIN.



THE PROPERTY

Glenholm, a charming Victorian-era property, has been thoughtfully extended over time to offer versatile living spaces, now totalling just under 1,500 sq. ft. While it does require refurbishment, it presents an exciting opportunity for future buyers.

The property features a kitchen/breakfast room office with rear access, adjacent to a wet room. This space has the potential to be transformed into a spacious, open-plan kitchen/breakfast area with doors leading out to the terrace and gardens. The original front part of the house includes a formal dining room, a large sitting room, and an additional snug or downstairs bedroom.

Upstairs, you will find three generously sized double bedrooms and a sizable family bathroom.

The outdoor area is a significant highlight of Glenholm. The property boasts its own entrance with parking for 2-3 cars, and sits on approximately one-third of an acre of south-facing gardens, mainly laid to lawn with established borders. There is also the footprint of a garage, which can be reinstated.

THE LOCATION

This home is located in the picturesque village of Lavenham, a quintessential gem nestled in the heart of Suffolk. Steeped in history, this enchanting village is renowned for its well-preserved medieval architecture, making it a sought-after location for those seeking charm and character in their new home.

Lavenham boasts a rich history dating back to the medieval period when it thrived as a wool and weaving center. The village's medieval timber-framed buildings, many of which are listed as historic landmarks, provide a fascinating glimpse into its past. The Guildhall, a prominent feature, stands as a testament to Lavenham's prosperous wool trade era.

Wander through the winding streets of Lavenham, and you'll be captivated by the charming timber-framed houses that line the village. The architecture reflects the village's medieval heritage, creating an





idyllic and timeless atmosphere. Each property tells a story of the past, making living in Lavenham a truly unique experience.

Lavenham offers a delightful array of amenities to cater to the needs of its residents. Indulge in the culinary delights of the village, with an abundance of pubs and restaurants, including the renowned Swan Hotel. Independent tea rooms, butchers, bakers, co-ops, and boutique high street shops contribute to the village's vibrant community.

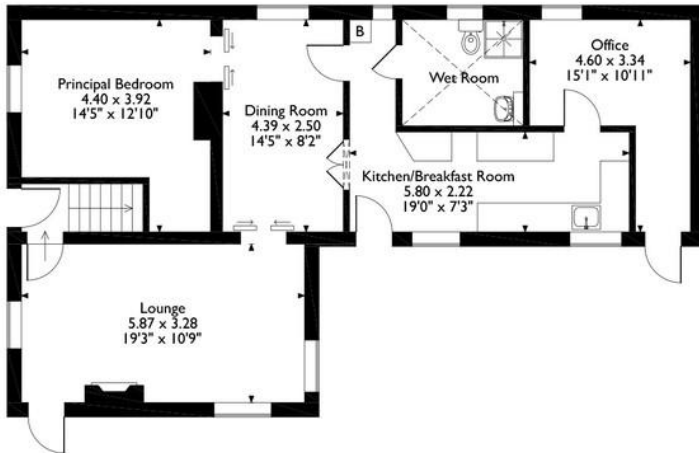
Families will appreciate the presence of a well-established primary school, ensuring a convenient and quality education for the younger residents. The village also hosts a doctor's surgery, prioritising the health and well-being of its community.

Explore Lavenham Farmers' Market to discover locally sourced produce and handmade crafts. Embark on scenic walks, including the railway walk to Long Melford, reveling in the natural beauty of the surrounding countryside. The enchanting De Vere House, which is more commonly known as the 'Harry Potter House' adds a touch of magic to the village, attracting visitors from near and far.

Lavenham is not just a location; it's a lifestyle. Immerse yourself in the rich history, embrace the unique architecture, and relish the sense of community that defines this charming village. Whether strolling through the market square, enjoying a meal at a historic pub, or taking in the panoramic views on a scenic walk, Lavenham offers a living experience like no other. Your dream property awaits in this timeless village, where the past and present seamlessly converge.



Glenholm, Brent Eleigh Road, Sudbury, Suffolk
 Approximate Gross Internal Area
 136 Sq M / 1464 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

AGENTS NOTE

Council & Council Tax Band – Band D - Babergh District Council

Tenure – Freehold

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas
 Fired Central Heating

Broadband - Superfast broadband with download speeds of up to 80 Mbps and upload speeds of up to 20 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodafone. (Ofcom data)

AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

