



St Peter and St Paul's Hall
21 High Street, Lavenham, Sudbury, Suffolk

**DAVID
BURR**



St Peter and St Paul's Hall, 21 High Street, Lavenham, Sudbury, Suffolk, CO10 9PT

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's Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

This is a rare opportunity to acquire a genuine slice of history given that St Peter and St Paul's Hall is thought to have been part of Lavenham for nearly 500 years. The property was the subject of a meticulous programme of restoration and finished to an exceptionally high standard to provide a house of considerable character with practical living space in the heart of one of East Anglia's most sought-after villages. Further benefits include off road parking and a walled South West facing garden.

A splendid village house full of character with a charming walled garden and off-street parking ideally placed for amenities.

ENTRANCE VESTIBULE: With door to:

SITTING ROOM: 4.95m x 4.9m to rear of fireplace (16' 3" x 16' 1" to rear of fireplace) A versatile space with a wall of leaded glass providing views onto the street scene below and complemented by a 10ft high heavily beamed ceiling and an exceptional red brick fireplace. A large handmade Oak door opens to:

Inner hall: With a handmade Oak staircase rising to first floor, useful storage cupboard, exposed beams and Oak doors to:

KITCHEN/DINING/LIVING ROOM: 11.89m maximum measurement x 3.91m (39' 0" maximum measurement x 12' 10") Divided into three distinct areas with a kitchen area defined by open studwork which creates a distinct area, whilst retaining the open plan feel. This is fitted with an extensive range of handmade solid Oak painted units and a mixture of Marble and Oak wood worktops incorporating a butler sink with mixer tap over. Set within a large Inglenook fireplace including a carved Oak bressumer above, is a large gas range with five ring hob above. Combination microwave oven. Fitted baskets, integrated fridge/freezer and Neff dishwasher. The dining area has an attractive tiled floor, exposed brickwork and oak glazed door opening to the side garden. The living area has a wall of exposed brick and flint, a sash window, deep skirting and an open fireplace with a stone surround inset log burner and brick hearth. Useful storage cupboards.

GARDEN ROOM: 4.22m x 3.12m (13' 10" x 10' 3") A lovely light addition with walls of glass providing panoramic views over the garden, a door opens onto terracing. The exposed brick and flint wall continue into this room finished with a tiled floor.

UTILITY/CLOAKROOM: 1.96m x 1.83m (6' 5" x 6' 0") With a sash window, useful storage cupboard, tiled floor, high level period style WC, fitted Oak worktop with circular stainless steel sink unit and plumbing for washing machine and tumble dryer.

First floor

LANDING: A spacious meandering area with leaded glass windows providing a roofscape view taking in the Church tower beyond. There are exposed beams, brickwork and a staircase to the second floor. Oak door to:

BEDROOM 1: 4.9m x 4.75m (16' 1" x 15' 7") An exceptional room with a 9ft high heavily beamed ceiling and a particularly impressive floor to ceiling red brick chimney with heavy Oak bressumer and brick hearth. There is an Oriel leaded glass window which in turn provides for a wonderful roofscape view and the street scene below with the recent addition of bespoke secondary double glazing made from oak.

Offices at:

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GUEST SUITE: 4.04m x 3.96m (13' 3" x 13' 0") A charming room with a sash window overlooking the rear garden and door to:

EN-SUITE: Newly fitted fully tiled shower cubicle, WC and wash hand basin with storage below. Heated towel rail.

BEDROOM 3: 3.84m x 2.44m (12' 7" x 8' 0") Leaded side window with exposed timbers.

BATHROOM (1): Finished with a roll top bath and contemporary fittings. Large shower cubicle and fitted seating area. WC and vanity unit with wash hand basin and storage below.

Second floor

LANDING: With Oak floor, exposed beams and ledge and brace door to:

BEDROOM 4: 5.18m x 3.99m maximum floor measurements (17' 0" x 13' 1" maximum floor measurements) A charming room with a vaulted beamed ceiling, built in double wardrobe and leaded glass windows which provide a roofscape view taking in Lavenham Guildhall.

FAMILY BATHROOM (2): Bath with large curved shower area and separate shower over. WC and wash hand basin with storage below. Useful linen cupboard.

Outside

To the rear of the property are wrought iron double gates and a brick pillared entrance opening to an area of **OFF-ROAD PARKING** which incorporates gravel drive and a high brick and flint wall defining the boundary. There is a useful **WORKSHOP/STORE** with further log store neighbouring.

The walled rear garden is one of the properties most attractive features and enjoys a predominately South West facing aspect to take advantage of the afternoon/evening sun. The garden has been recently landscaped and it a great space for entertaining with a large terrace seating area surrounded by well stocked raised boards with outside lighting, artificial lawn and private hot tub area.

AGENT'S NOTES

It is the vendor's intention to leave the vast majority of the furniture and fittings in situ for the purchaser to make use of or dispose of as appropriate.

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

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

EPC RATING: Exempt - Listed.

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

COUNCIL TAX BAND: G.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber and brick.

WHAT3WORDS: cascaded.indicate.circling

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

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TOTAL APPROX. FLOOR AREA 2452.88 SQ.FT. (227.88 SQ.M.)
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