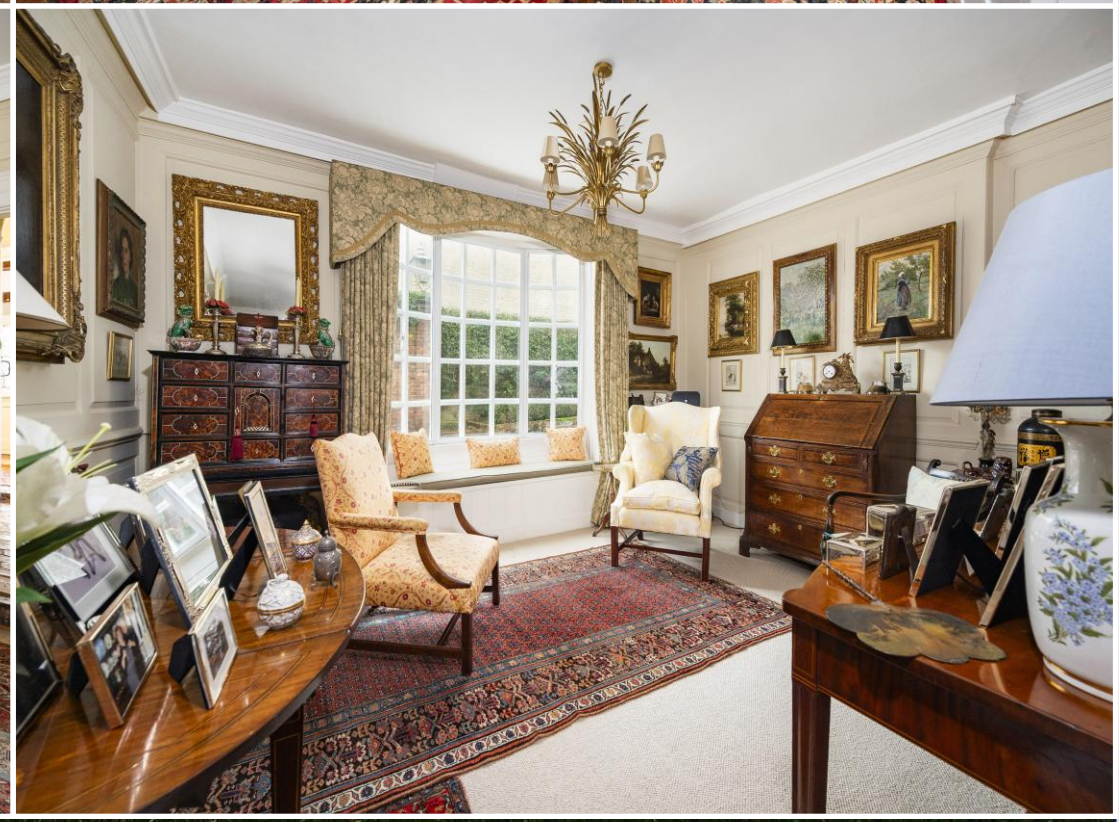




DAVID  
BURR

The Old Grammar School,  
Barn Street, Lavenham, Suffolk







# The Old Grammar School, Barn Street, Lavenham, Suffolk.

A four bedroom former Hall House retaining a wealth of original character features throughout

Bures - 11.7 miles. Bury St Edmunds - 13 miles.  
Sudbury - 7 miles both with commuter link to London  
Liverpool Street Station.

- Former Hall House
- Retaining a wealth of original character features throughout
- Thought to date back to the 1530s
- Grade I listed
- Four bedrooms
- Two reception rooms and a bespoke AGA kitchen/breakfast room
- Wine cellar
- Two bathrooms
- Off-street parking
- Double garage
- Partly walled and landscaped rear garden
- Located within one of East Anglia's most sought after villages
- Described as 'the finest merchant's house in Lavenham'
- Home office





## LOCATION

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.

## THE PROPERTY

Thought to date back to 1530 is this charming four bedroom former Hall House boasting many original character features, with a private rear garden, double garage, parking and home office. Once described as *'the finest merchant's house in Lavenham'* by an acclaimed historian Leigh Alston, it was among the last of the great merchant houses to be built before the collapse of the wool and cloth industry upon which Lavenham's wealth was built. The property got its name from when it was once used as a Grammar School between 1647 and the late 1800s with its most famous pupil being the artist John Constable. The property then became derelict before being renovated in the mid-1990s in a sympathetic way retaining much of the property's original features.

**POSTCODE:** CO10 9RB

**WHAT3WORDS:** ///dizziness.boater.lays

**LOCAL AUTHORITY:** Babergh District Council,  
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

**COUNCIL TAX BAND:** G

## AGENT'S NOTES

The property is Grade I Listed.

The property enjoys a right of way bringing you to the rear parking.



## GROUND FLOOR

To the ground floor, are two principal reception rooms with large bay windows fronting Barn Street, the dining room with extraordinarily high ceiling, exposed beams with detailed carvings, original floorboards and fireplace. The drawing room beyond here is a more formal reception room and is dual aspect with a further cast iron fireplace. To the rear, you will find a large AGA kitchen/breakfast room with a bespoke fitted kitchen from Bryan Turner of Norfolk that is fully equipped with cleverly thought-out storage cupboards, as well as a pantry, with a quartz stoned marble worktop, sunken sink and fully integrated Miele appliances including a gas hob, double eye level oven, dishwasher and Fisher & Paykel fridge/freezer. From here, you enjoy wonderful views over the rear garden with a rear hall leading round to the entrance hall, finished with a Suffolk brick flooring giving the property a wonderful flow. Throughout the property you will find ample storage with a well-equipped utility/cloakroom and two staircases leading to the first floor.

## FIRST FLOOR

Each of the three bedrooms to the first floor are generous double bedrooms, offering their individual quirks and charms, serviced by two family bathrooms. The master bedroom sits towards the front of the property with two large casement windows, offering fantastic views towards St Peter and St Pauls Church. A further fourth double bedroom can be found to the second floor offering elevated views and easy access to the remaining attic space, offering scope for development, subject to any necessary planning consents.

## OUTSIDE

A shingle driveway to the side of the property leads you off Barn Street and to a large area of off-road parking leading on to a double garage with light and power, with a wrought iron gate, bringing you to the back of the property's grounds.

The partly walled rear garden is landscaped in a cottage design, with a large rear terrace being of great space for entertaining with central pond leading to an expanse of lawn, surrounded by well-stocked borders and trellising encouraging climbers.

To the rear of the garden you will find a home office with underfloor heating and bespoke fitted cupboards and shelving, with neighbouring workshop and open fronted store.

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

**EPC RATING:** Exempt – Grade I Listed

**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.





## ACCOMMODATION

### Ground Floor

ENTRANCE HALL  
DINING ROOM  
DRAWING ROOM  
AGA KITCHEN/BREAKFAST ROOM  
REAR HALL  
UTILITY/CLOAKROOM  
CELLAR

### First Floor

LANDING  
BEDROOM ONE  
BEDROOM TWO  
BEDROOM THREE  
FAMILY BATHROOM  
FAMILY BATHROOM

### Second Floor

BEDROOM FOUR

### Outbuildings

DOUBLE GARAGE  
OFFICE  
WORKSHOP

