



DAVID
BURR

**Spindles, 4 Quakers Yard,
Water Street, Lavenham, Suffolk**



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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.

An end of terrace village home which comprises one of just four converted carpenters' workshops, situated in a fantastic tucked away location within just moments walking distance of village amenities. The property would lend itself particularly well for use as a holiday cottage or Air bnb (subject to any necessary planning consents), but would equally function nicely as a full time residence. Accommodation includes an open plan sitting/dining area adjacent to a high quality solid wood kitchen with two double bedrooms and a recently refurbished shower room, together with a generous garden and private off-road parking.

An end of terrace, two bedroom cottage in an excellent, tucked away location close to village amenities with generous garden and parking.

Front door leading to:

KITCHEN/DINING/SITTING ROOM: With space for seating and a dining table and chairs and a high quality kitchen which has had the benefit of recent improvement, which contains a matching range of base and wall level solid wood units with solid wood worksurfaces incorporating a sink with mixer tap above and drainer to side. Space and plumbing for a washing machine and space and plumbing for a tumble dryer. Four ring Neff induction hob and an integrated Neff combination oven. Integrated refrigerator and freezer and with a further useful fitted storage cupboard off.

BEDROOM ONE: A double bedroom with a range of fitted storage with inset hanging rail and shelving.

BEDROOM TWO: A further double bedroom.

SHOWER ROOM: Recently refurbished with patterned tiled flooring and partially tiled walls. Large corner shower with glass screen doors, WC and a vanity suite.

Outside

The property benefits from a particularly generous rear garden with a stone paved terrace adjacent to the property itself and an area of lawn with a number of mature shrubs. There is the additional benefit of a private **OFF-ROAD PARKING SPACE**, which is of great convenience considering the central village location.

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

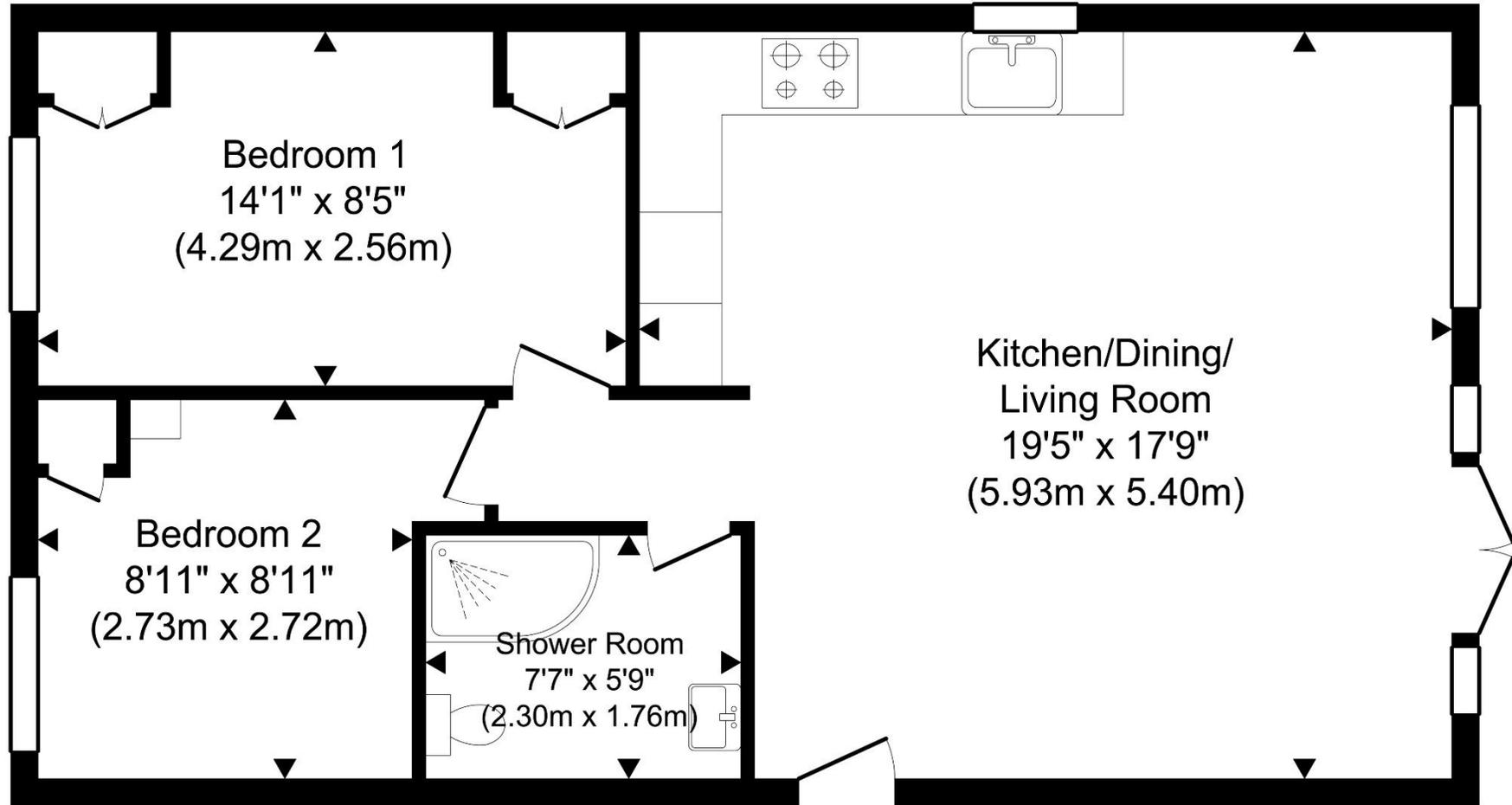
EPC RATING: C. A copy of the energy performance certificate is available on request.

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

WHAT3WORDS: //crash.twitching.emerald

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 599.76 SQ.FT. (55.72 SQ.M.)

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