



**AN ATTRACTIVE GRADE II LISTED VILLAGE HOUSE**

7 Hall Road, Lavenham, CO10 9QU

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ESTABLISHED 1966

# 7 Hall Road Lavenham Sudbury CO10 9QU

- Long Melford Hall – 4.6 miles
- Colchester – 18 miles
- Stansted Airport – 38.5 miles
- Bury St Edmunds – 11.8 miles

| ENTRANCE HALL | SITTING ROOM | DINING ROOM |  
STUDY/LOBBY | KITCHEN/BREAKFAST ROOM | UTILITY |  
GARDEN ROOM | THREE BEDROOMS | EN SUITE |  
FAMILY BATHROOM | STUDIO/WORKSHOP |

This Grade II Listed home which sits a short distance from Lavenham High Street, is one of many historic timber-framed properties the village is renowned for. 7 Hall Road has been cleverly enhanced over the years to offer a mix of period features, such as exposed timbers, with a more modern feel at the rear.

The accommodation, arranged over two floors, has a good-sized vaulted entrance hall to the front, which gives access directly to the dining room, a feature of which is the arched red-brick lined fireplace with raised hearth, beyond which is the central lobby that lends itself as a study area, before moving through to the double-aspect sitting room with seating for six people, also with a red-brick lined inglenook fireplace with a heavy bressummer beam above.

The farmhouse-style kitchen/breakfast room is approached via a couple of steps from the central hall with its tiled floor complementing the wide range of solid-oak fronted kitchen wall and base units, within which is a built-in Miele oven with warming drawer below, 5-ring induction ceramic hob with hood above, and spaces for a fridge freezer and dishwasher. From the kitchen is the staircase to the first floor, and beyond the kitchen is the separate utility room off which is a cloakroom, and the most recent addition to the property, a

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**Guide: £750,000**



delightful purpose-built vaulted garden room with double-glazed windows with tiled sills overlooking the garden to the rear and first of two terraces to the side.

Upstairs to the large landing and boarded loft above, and access to two large heavily beamed bedrooms in the front of the property, both with built-in storage cupboards, which enjoy the use of well-appointed family bathroom with its bath, WC, hand basin and separate shower cubicle. The final bedroom at the rear of the property has its own en suite bathroom with a bath, WC, hand basin with storage below.

### Outside

The outside of the property is a particular feature of this home with a gated driveway to the left-hand side leading up to the main garden to the rear, which is designed with organic gardening in mind and interest throughout the year provided by apple, pear and cherry trees, blackberries and the rose-bedecked pergola. Included within the garden is a purpose-built fruit cage, greenhouse, garden store, as well as a small gauge model railway track.

Special mention must be made of the annexe/pottery which has its own gas-fired underfloor central heating (by separate boiler) together with an electrical supply capable of supporting most domestic appliances (the kiln presently in there takes 6kw), this substantial purpose-built building is designed with multiple uses in mind, as either a garage/workshop/annexe, with its adjacent vaulted studio and rear cloakroom, although subject to the appropriate planning permission could easily be converted into a self-contained annexe for additional accommodation.

### Services

Mains water, electricity, drainage and gas are connected.

- Gas-fired central heating
- Organic gardens
- Council tax band G – Mid-Suffolk and Babergh Council

### Location

Lavenham is a former medieval wool market town and has many fine Listed buildings and places of interest. It has good local facilities including health centre, pharmacy and library together with a good range of local shops, church, public houses and garage and is well placed for Long Melford, Sudbury and Bury St Edmunds, and "Constable Country" is nearby. Colchester is within easy reach, having a main line railway station to London (Liverpool Street 50 minutes).

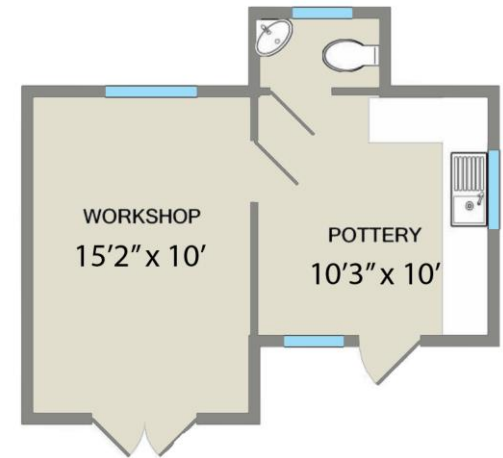




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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