



46 HIGH ST
Lavenham, Suffolk

Carter Jonas

46 HIGH ST, LAVENHAM, SUFFOLK, CO10 9PY

- Long Melford 5 Miles
- Sudbury 7 miles (branchline to London/Liverpool St)
- Bury St Edmunds 12 miles

Entrance hall · Kitchen/breakfast room · Dining room
Sitting room · Principal bedroom with ensuite
2 further bedrooms · Family shower room
Additional bathroom · Cellar · Off-Street Parking
Commercial shop frontage · Gardens · Outbuildings
Opportunity for loft conversion (STP)

DESCRIPTION

46 High Street is an impressive, period property, fortuitously not listed, in a prominent position along Lavenham's picturesque High Street. With accommodation dating back to the 17th Century the property boasts impressive features throughout, which include double-hung sash windows, louvred shutters and two splayed bays. The property is currently arranged with a commercial unit to the right of entrance with residential to the rear and above, which provides such an exciting opportunity for future buyers and generating an immediate income. The commercial unit could also be converted back into residential use (STP).

The well-presented accommodation comprises: an entrance lobby, leading through to the fully fitted kitchen/breakfast room, further dining room with open fireplace, a stunning sitting room to the rear with double doors to the gardens. Above the sitting room there is a large loft space creating yet further opportunities for the future buyer. There is also a large cellar which offers great onward potential. Upstairs provides a principal double bedroom with ensuite shower, a further double bedroom with access to the ensuite (Jack & Jill) and a single bedroom with upstairs shower room.

OUTSIDE

The shop to the front of the property provides a fantastic income of £7,000 per annum, which generates an instant return on investment.

A FANTASTIC 3 BEDROOM FAMILY HOME, IN A PROMINENT HIGH STREET LOCATION, WITH WEST FACING GARDENS AND AN IMMEDIATE INCOME PROVIDED FROM THE SHOP AT THE FRONT.



There is a gravelled drive entrance to the side, which offers ample parking and an outbuilding which easily could be converted to a home office. To the rear is a delightful west facing garden with flint wall surrounding. It is important to note there is also scope to build a carport/summer house to the rear of the garden (sts).

LOCATION

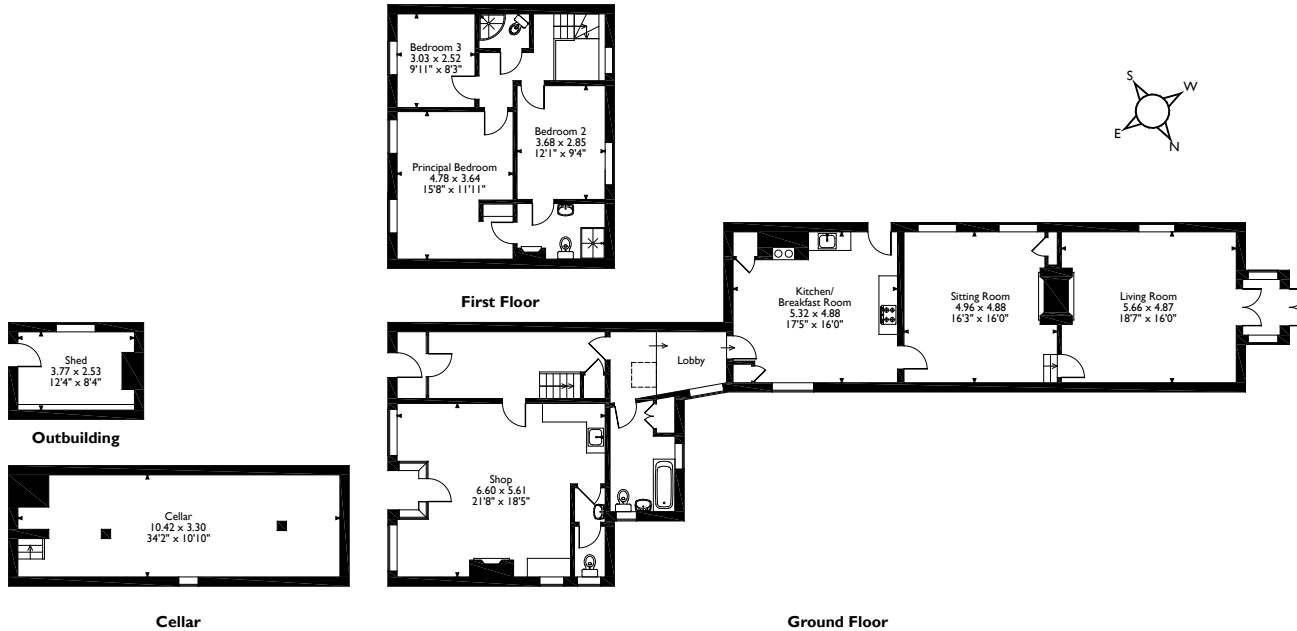
Lavenham is famed as the best preserved medieval village in England with about 340 listed buildings, all of which are centred around a delightful village square which features The Guildhall. The village offers an excellent selection of amenities including a post office, butchers, bakery, grocery stores, pharmacy and more. In addition, there are many popular restaurants, pubs, galleries, hotels and the award winning Weaver's Spa at The Swan Hotel.

ADDITIONAL INFORMATION

Tenure: Freehold
Services: Mains water, drainage, electricity & gas
Gas fired central heating
Local Authority: Babergh District Council
Council Tax: Band D
Viewing: By appointment with Carter Jonas
T: 01787 882882
What3Words: ///marzipan.fortunate.bricks



46 High Street, Lavenham, Suffolk
 Approximate Gross Internal Area
 Main House = 237 Sq M/2551 Sq Ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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