



**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 · Commercial shop frontage · Kitchen/ breakfast room · Dining room · Sitting room · Cellar  
Principal bedroom with ensuite · 2 further bedrooms  
Family shower room · Parking · Gardens · Outbuildings

### DESCRIPTION

Originally the residential wing of 'Carter Butchers', a prominent and affluent 19th Century village residence, 46 High Street provides a surprising level of accommodation displaying a host of attractive characteristics. Divided in later years to form two separate dwellings (\*see agents note) the property is split with the former front sitting room becoming a small a shop unit, with residential to the rear and above. The shop provides an exciting opportunity for future buyers, either for conversion back to residential, or generating an income.

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. There is also a large cellar which provides useful storage. The first floor offers, 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

A newly block paved drive leading to private gravelled parking area with direct access to the property and garden. To the rear is a delightful, enclosed, long west facing garden where a period outbuilding offers tremendous scope for conversion to a home office. The garden is laid predominantly to lawn bordered by a multitude of trees and shrubs with possible scope to build a carport/summer house.

**A FANTASTIC 3 BEDROOM FAMILY HOME, WITH WEST FACING GARDENS, ALL WITHIN A PROMINENT HIGH STREET LOCATION, PRIME FOR OFFERING A COMMERCIAL OPPORTUNITY OR CREATING A LARGER RESIDENTIAL HOME.**



\*Agents Note: In common with properties of this nature, an area of 'flying freehold' exists between No. 46 and the adjoining property. The shop to the front has perviously been let out providing a rental income of £7,000 per annum.

### 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

**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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Long Melford 01787 882 881

suffolk@carterjonas.co.uk  
 Little St Mary's, Long Melford, CO10 9LQ

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