



Ropers Court, Lavenham, Sudbury

Sheridans



Immaculately presented mill conversion in the heart of the historic village of Lavenham..... Originally forming part of a Victorian mill converted into houses about 40 years ago, and enjoying a tucked away setting within the heart of one of Suffolk's most sought after and historic villages, this charming three storey home, offers a surprising level of particularly well presented with new carpets and newly decorated accommodation, possessing a bright and airy atmosphere, coupled with delightful views from the upper floors, across Lavenham.

This home is offered with no onward chain and provides accommodation currently in brief comprising an entrance hall with stairs off to first floor and door to a ground floor bedroom/reception room with window to front. The study has French doors to the rear garden and door to the integral garage. A shower room with window to rear completes the ground floor accommodation.

On the first floor is a landing with stairs off to second floor and door to the spacious sitting/dining room, the fireplace in the living room is a fully functioning open fire, but also has a gas point for a gas fire if preferred, creating a lovely light and airy dual aspect reception room with two windows to front aspect. The kitchen has been re-fitted with a range of new cupboards and appliances, units providing plenty of drawer and cupboard space beneath wooden preparation surfaces and complemented by built in appliances and window to rear.

On the second floor is a further landing with windows to rear and a cupboard containing the boiler. On this floor are two spacious bedrooms affording far reaching views across Lavenham and the family bathroom completes the accommodation.

### Outside

To the front of the house is vehicle parking and access to the integral garaging with utility area. To the rear is a large walled courtyard garden with Indian sandstone paving creating an ideal area for outdoor entertaining and al-fresco dining, the outside area also has an electric point, outside tap and lighting.

### Location

The property enjoys a tucked away setting located off the high street and only a stones throw from the heart of the village and the market place where the famous Great House Restaurant and Angel Hotel restaurant are located. Lavenham itself is often described as one of England's finest preserved medieval villages with its fortunes arising from the wool trade in the 15th and 16th centuries. The village has a magnificent parish church and a wonderful selection of ancient houses and cottages from Tudor timber buildings, through to Georgian period and the Victorian era. Today the village is very vibrant with the most active community and useful range of shops including a Butchers, post office, pharmacy, bakery, traditional grocers, a modern Co-Op, primary school and doctors' surgery. There are also a number of interesting shops and galleries and fine public houses and restaurants.

### Directions

When entering Lavenham from the direction of Bury St Edmunds, proceed along the high street and turn right into Ropers Court.

### Services

All mains services are connected. Gas fired radiator central heating.

Agents note. Conservation area. No onward chain

Council Tax: Babergh Council: E

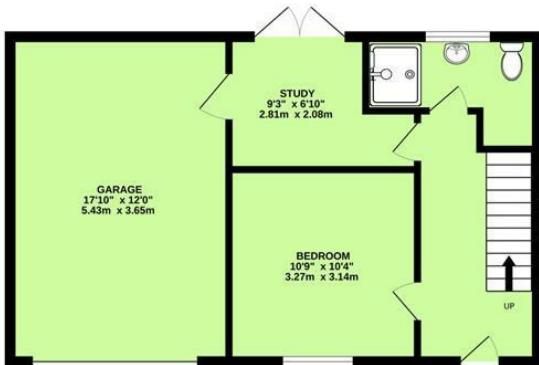
- Beautifully presented 3 bedroom former mill conversion close to the heart of Lavenham
- Light and airy accommodation
- Views from upper floors across Lavenham
- Versatile living
- Newly decorated and new carpets
- Walled courtyard garden
- Sitting/dining room, study
- Well equipped kitchen
- Three bedrooms, bathroom, shower room
- Garage and parking, no onward chain

Broadband speed: Up to 71 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

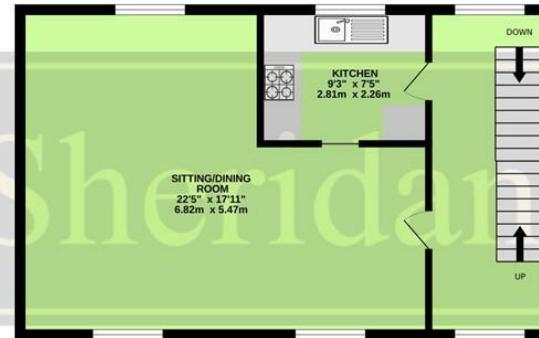
Flood Risk: Low Risk



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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