



**63 HIGH ST**  
Lavenham, Suffolk

**Carter Jonas**

## 63 HIGH STREET, LAVENHAM, SUFFOLK, CO10 9PY

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

Kitchen • Sitting Room • Bedroom • Upstairs Cloakroom  
Family bathroom • Garden • Garden office

### DESCRIPTION

An idyllic timber framed and plastered one bed cottage, believed to date back to the 16th century and renovated to a very high standard. This delightful property offers character with a modern twist to a lovely old building which is located in perhaps the most picturesque medieval Village in Suffolk. Known locally as Hylton Cottage, 63 High Street has been a hugely successful holiday let in recent years and has been extremely popular, its beautifully decorated throughout and flows nicely which makes this an incredibly relaxing place to stay.

The Ground floor has a charming sitting room with feature fireplace and staircase access to the first floor. Beneath this open staircase via a ledged and braced wooden door with Suffolk latch is access to the kitchen with integral appliances, wooden worktop and adjacent boot room which in turn leads to the walkway to the garden.

The light and airy family bathroom adjoins the Kitchen and has shower over bath, toilet and basin. On the first floor you have a lovely, good sized dual aspect bedroom exposed timbers and views to the High street and garden. At the top of the stairs is a convenient cloakroom.

### OUTSIDE

A private enclosed garden which is mostly gravelled and surrounded by mature trees and shrubs creating a lovely peaceful oasis. A Garden Office with built in fold-down bed, this has full power and internet access. within the garden is also a shed.

**A BEAUTIFUL GRADE II LISTED PROPERTY WITHIN THE HEART OF LAVENHAM IT IS ALREADY A WELL-ESTABLISHED HOLIDAY LET WHICH ALLOWS PEOPLE TO ENJOY THE WONDERFUL HISTORY OF THE AREA TO ITS FULL EXTENT.**



## 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, gas & electricity  
Gas fired central heating

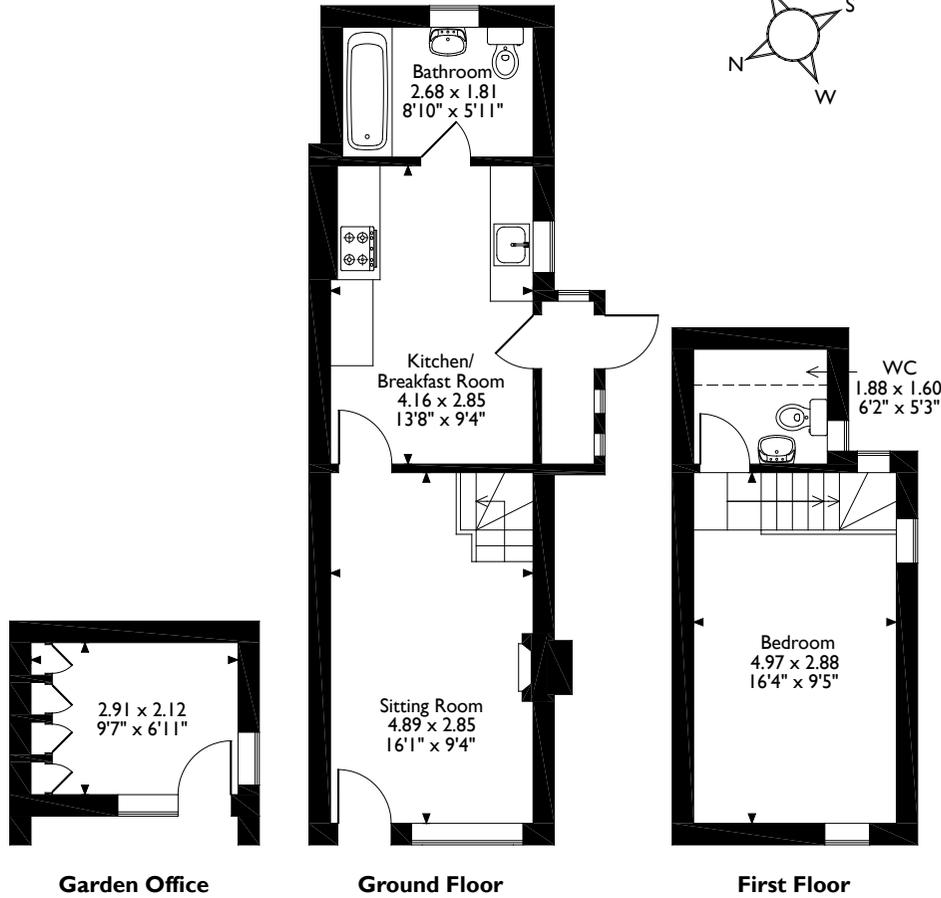
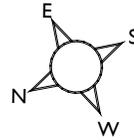
**Local Authority:** Babergh District Council  
Business rates  
Self catering holiday unit & premises

**Viewings:** By appointment with Carter Jonas  
T: 01787 882881

**What3Words:** ///lasted.apparatus.bring



63 High Street Lavenham, Suffolk  
 Approximate Gross Internal Area  
 Main House = 50 Sq M/538 Sq Ft  
 Garden Office = 6 Sq M/65 Sq Ft  
 Total = 56 Sq M/603 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.



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Offices throughout the UK

**IMPORTANT INFORMATION**

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