



**MARKET HOUSE**  
Lavenham, Suffolk

Carter Jonas



## MARKET HOUSE, MARKET PLACE, LAVENHAM, SUFFOLK, CO10 5NZ

- Long Melford 4 miles
- Sudbury 7 miles
- Bury St Edmunds 10 miles

Entrance hall · Sitting room · Drawing room · Aga Kitchen/breakfast room · Pantry · Cellar and Utility · 3 first floor bedrooms (with 1 ensuite) · Family bathroom · Second floor bedroom · Parking for several cars · West facing gardens · Central village location · Grade II listed.

### DESCRIPTION

Dating back to the 16th Century, Market House is an important historical house in Lavenham, with a handsome façade which was altered in the 17th Century creating a three-gabled front. Behind this impressive façade is a welcoming entrance hall with original brick flooring, providing access to the front reception room, with a great display of honey-coloured timbers, fine fireplace, tall ceilings, and large bay window with bench seating flooding the space with natural light. The dining room offers similar proportions and is a great social space with rare views over the Market Square. Beyond is the open plan kitchen/breakfast room exposed studwork creating an informal divide between the two spaces, the Aga kitchen has great storage and countertop space with a large pantry, the dining space offers charming views over the gardens thanks to the large glass apertures capturing the West facing aspect. There is a boot room/rear entrance and a cloakroom to finish the ground floor accommodation, with a tanked cellar on the lower ground floor offering a useful utility space and general storage space, with a formal wine cellar.

On the first-floor is the generous principal bedroom with ensuite shower and bathroom, two further double bedrooms, one of which has an impressive vaulted timbered ceiling, both with a family bathroom to serve them.

**ONE OF LAVENHAM'S FINEST PERIOD HOUSES, AN EXCEPTIONAL GRADE II LISTED PROPERTY WITH GENEROUS ACCOMMODATION, STUNNING FEATURES WITH AMPLE OFF STREET PARKING, GARDENS, ALL WHILST IN THE CENTRE OF ONE OF THE BEST PRESERVED VILLAGE IN THE UK.**





On second floor is a further double bedroom 4, but currently laid out as a spacious games room and office which is another perfectly suitable use for the space, with far reaching chimney pot views.

### OUTSIDE

The location of this property is unrivalled and has a unique outlook to the Market Square, which boasts some of the finest architecture in the country. To the side of the house is electric gated entrance to a large gravelled driveway with rarity of extensive parking in the central location. To the rear of the property offers charming terraced gardens facing due West, with a private alfresco dining terrace and a series of outbuildings.

### LOCATION

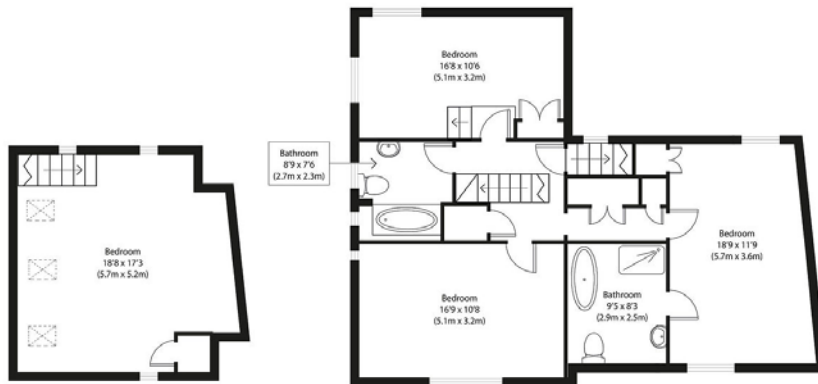
Lavenham is famed as the best-preserved medieval village in England with about 340 listed buildings, all of which are centred around a delightful village square which features The Guildhall. The village offers an excellent selection of amenities including a post office, butchers, bakery, grocery stores, 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 gas central heating, electricity and water  
**Local Authority:** Babergh District Council Band G  
**Viewings:** By appointment with Carter Jonas:  
Tel 01787 882881

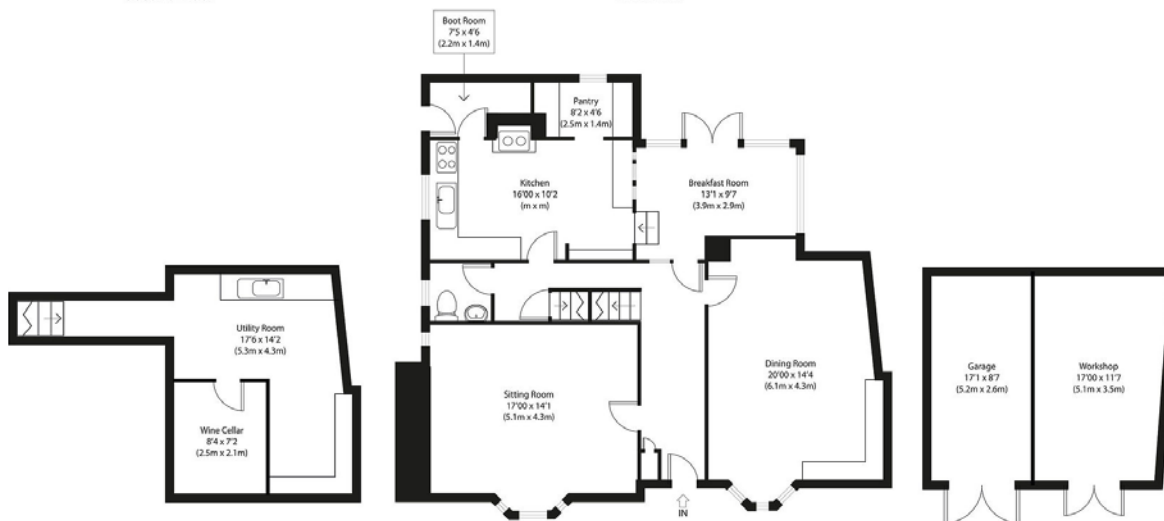






Second Floor

First Floor



Lower Ground Floor

Ground Floor

Approximate Gross Internal Area  
Main House 2560 sq ft (238 sq m)  
Outbuilding 340 sq ft (32 sq m)  
Total 2900 sq ft (269 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our utmost to ensure the floor plan is accurate and complete, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.carterjonas.co.uk

Carter Jonas



**Long Melford 01787 882881**

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, CO10 9LQ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.