



**PYGHLE TERRACE**  
Lavenham, Suffolk

Carter Jonas



## 5 PYGHTLE TERRACE, SUDBURY ROAD, LAVENHAM, SUFFOLK, CO10 9SB

- 5 miles to Long Melford
- 7 miles to Sudbury and Station
- 12 miles to Bury St Edmunds and Station/A14

Period Character Cottage • Entrance Hall • Sitting Room • Kitchen/Diner • Two double Bedrooms • Family Bathroom • Front Cottage Garden • Rear Garden with patio • Two Garden Sheds

EPC rating TBC

### DESCRIPTION

5 Pyghtle Terrace is a charming two bedroom character cottage which has been well maintained by its current owner. The property is located a short walk into the beautiful historic village of Lavenham and its range of shops, cafes and convenience stores. The property provides a useful entrance hall leading into a welcoming living space with original fireplace, creating a warm and cosy feel in the heart of this cottage. Further to this is a lovely farmhouse style kitchen/diner with a Aga cooker, quarry tiled floor and stable door leading out into the rear garden. Upstairs offers a large principal double bedroom with built-in storage and views of the church. A further double bedroom to the rear has charming garden views, and there is also a family bathroom.

### OUTSIDE

Set behind a low-level weathered brick wall is a pretty cottage garden with central lawn and surrounding borders. To the rear is a lovely flower garden with a lawn and patio area for entertaining. To the far rear of the garden are 2 old sheds which have the potential to be converted into a lovely office space.

**A BRILLIANTLY LOCATED TWO BEDROOM MID TERRACE PROPERTY WITH A BEAUTIFUL VIEW OF LAVENHAM CHURCH AND A SHORT WALK AWAY FOR THE CENTRE OF LAVENHAM VILLAGE.**





## 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 drainage, water, gas and electricity.  
Gas central heating

**Local Authority:** Babergh BAND B

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

**What3Words:** ///title.scale.retraced



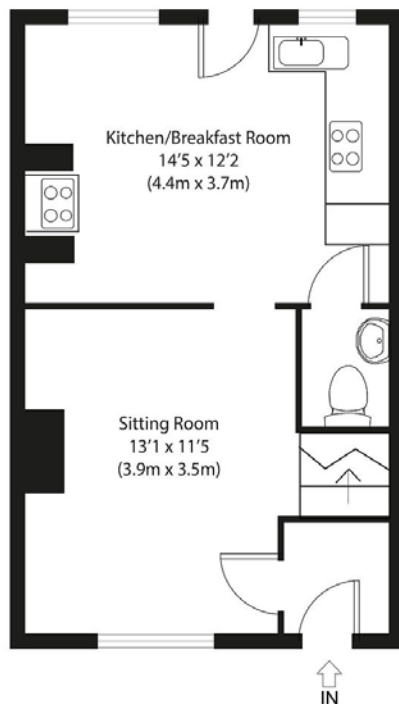
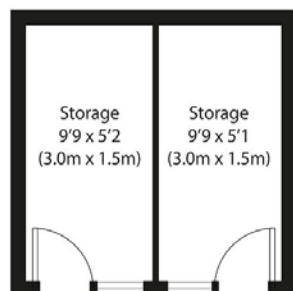




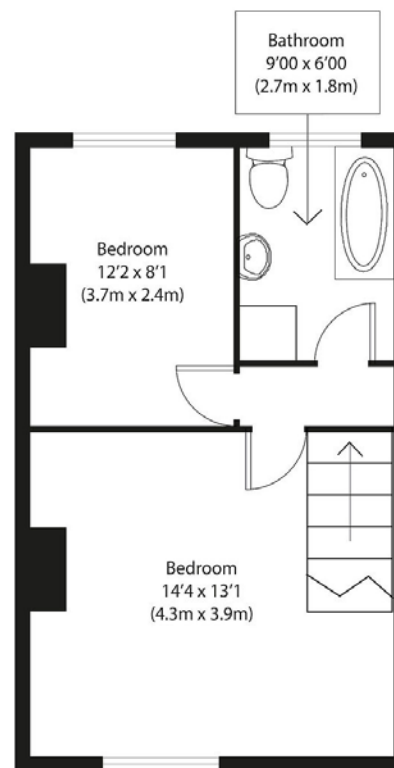
Approximate Gross Internal Area  
Main House 740 sq ft (69 sq m)  
Outbuilding 100 sq ft (9 sq m)  
Total 840 sq ft (78 sq m)

Disclaimer: Example measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of inventory valuation. copyright www.cjphoto.co.uk

Carter Jonas



Ground Floor



First Floor



**Long Melford 01787 882881**

suffolk@carterjonas.co.uk

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

**carterjonas.co.uk**

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