



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

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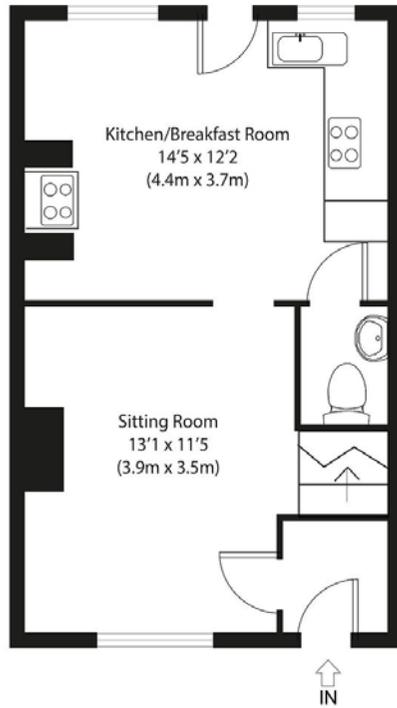
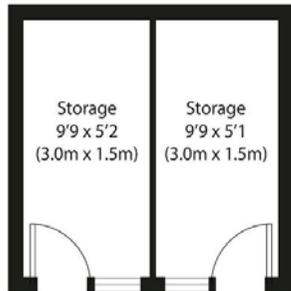




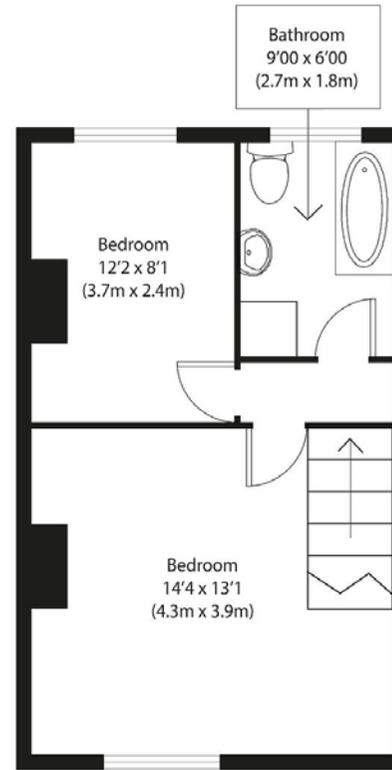
Approximate Gross Internal Area
 Main House 740 sq ft (69 sq m)
 Outbuilding 100 sq ft (9 sq m)
 Total 840 sq ft (78 sq m)

Disclaimer: All 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



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