



## Impressive house with walled garden & stable flat

**Perseverance House, 47 High Street, Lavenham, Suffolk, CO10 9PY**

Freehold





5 bedroom • 4 bath/shower rooms • attic room • 2 WC • 3 reception rooms • study/office • AGA kitchen/breakfast room • larder • utility • cellar

Spacious studio • 2 garages & a workshop

1 bed Stable flat • walled garden & terrace

#### Location

Perseverance House is on the High Street near the heart of Lavenham's Market Place. Lavenham is known as "Suffolk's best preserved medieval village" and with good reason as it has the kind of unspoilt historic beauty that has become rare across the UK. It is regarded as the finest surviving medieval wool town in England with its winding streets lined with thatched cottages and medieval timber-framed buildings, some of their interiors have become shops, fine art galleries, delicatessens and restaurants. At the centre is the magnificent Guildhall of Corpus Christi, a reminder of the town's wealth during the height of the wool trade. Nearby are buildings of similar beauty including the pretty Little Hall, a curious museum whose interior and artefacts mirror Lavenham's own history, and the grandiose Church of St Peter and St Paul.

This remarkable small town has a useful range of shops including a butcher, post office, pharmacy, bakery, traditional grocer's store and two co-ops. Visitors dining in Lavenham are spoilt for choice with the The Angel Inn, wine bar Number Ten and many others.

#### About this property

Perseverance House is listed Grade II as being of Architectural and Historic interest. The house has a Georgian façade, which has been placed in front of an older original farmhouse with a modern extension at the rear. The property is built of white brick on the front with pilasters and a slate roof. At the rear there is a red brick wing, with a slate roof, possibly older than the front, with a good Greek Doric porch with fluted columns and a cornice. The ground floor accommodation benefits from light-filled, well-proportioned rooms. The property affords many original features typical of a house of this era including; sash windows, shutters, ornate fireplaces, decorative corning, deep skirtings and bay windows.













The property is entered through the Greek Doric porch along the side of the property. The wide entrance hall gives access to the double drawing room, at the front of the property, and elegant, curved staircase leading up to the first floor. The double drawing room has been cleverly adapted from two separate reception rooms in to one large room, however there are a set of internal bi-fold doors which still separate the rooms, if one wanted to. The two bay windows face east overlooking the High Street from an elevated position and there are two fireplaces, with marble mantel pieces, one a gas fire and the other an open fire.

Behind the stairs is the cellar door, with steps leading down to a large cellar with wine bins fitted. Beyond the staircase lies a large cloaks cupboard and the study/office, which has a wonderful hidden bar, to one side of which is a crockery cupboard. On the other side is a door to the rear staircase. The dining room lies adjacent to the office/study. The WC, boiler room and cupboard are on the opposite side of the inner hall. The house was extended in 2008 and has nearly doubled the size of the house.

The original inner hallway has been extended with the pantry on the right and utility room on the left. Double doors lead through to the fabulously light and airy AGA kitchen/ breakfast room. The bespoke kitchen has underfloor heating and wooden base units with granite worktops.

A curved island sits in the middle of the kitchen with inset sinks and a granite worktop. Full height units offers further storage and space for a fridge freezer. There is a four door AGA, NEFF induction hob, microwave and oven as well as two Fisher & Paykel dishwasher drawers. The breakfast room is in front of the bi-fold doors, which lead out to the terrace and gardens beyond.

A further hallway, off the breakfast room, gives access through to the extensive vaulted studio, which has been designed to benefit from the natural day light. Both sides of the studio have shelved units and a sink area. There is also a small alcove currently used as an office. The studio has a separate entrance through large wooden doors which open out in to the driveway.

The first floor provides the principal bedroom, which is at the rear of the house with amazing views over the beautiful walled garden. It also has a walk in wardrobe, air conditioning, built in wardrobes and a lavish, tiled bathroom with a free-standing bath, twin basins, double shower and separate WC & bidet. There are a further four double bedrooms, two of which have showers and basins in the bedrooms and one of which has an en suite shower room with WC. There is also a separate WC on the first floor too. An attic room is on the second floor.

















Flat



Flat



Flat

### Stable Flat

The flat lies on the opposite side of the drive to the house. The building would have originally been used as stables for the house but has been developed into a one bedroom flat on the first floor. The accommodation consists of a fitted kitchen, shower room, reception/dining room and a bedroom with fitted wardrobes. Beneath the flat, are two garages, one with an electric roller door, and a workshop.

### Outside

The property is approached off the High Street through wooden gates giving access to the rest of the property and garages. There is off street parking for several cars and the two garages mentioned above. Just before the garages is a walled herb garden. Of particular note is the large walled garden, which lies mainly to the south west. The gardens are very private with a high degree of privacy and seclusion. A raised area of the terrace is a perfect sun trap with raised beds of lavender and roses to enjoy. The lower terrace area has been cleverly tiered to allow for an elegant water rill to feature and a perfect area for a table and chairs to indulge in alfresco dining.

The garden is laid predominantly to lawn with many specimen plants, herbaceous borders and a fabulous Judas tree as well as peonies and tulips. A rose garden sits behind the studio along with a rose arch and additional terrace, with a pergola covered in vines. There is also a boules court and a pond.

### Service

Mains gas, electricity, water and drainage.

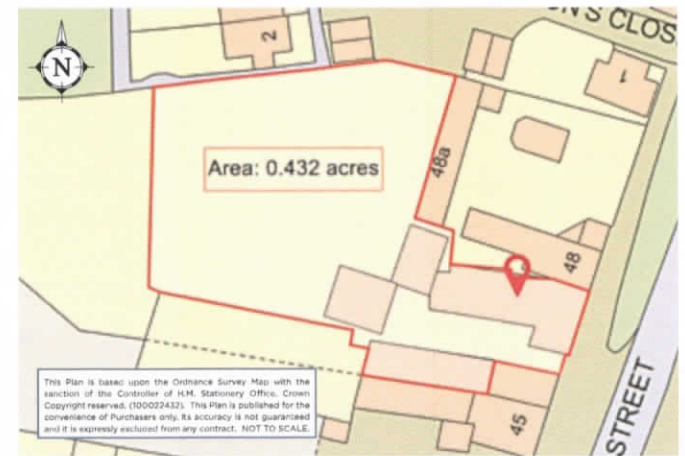
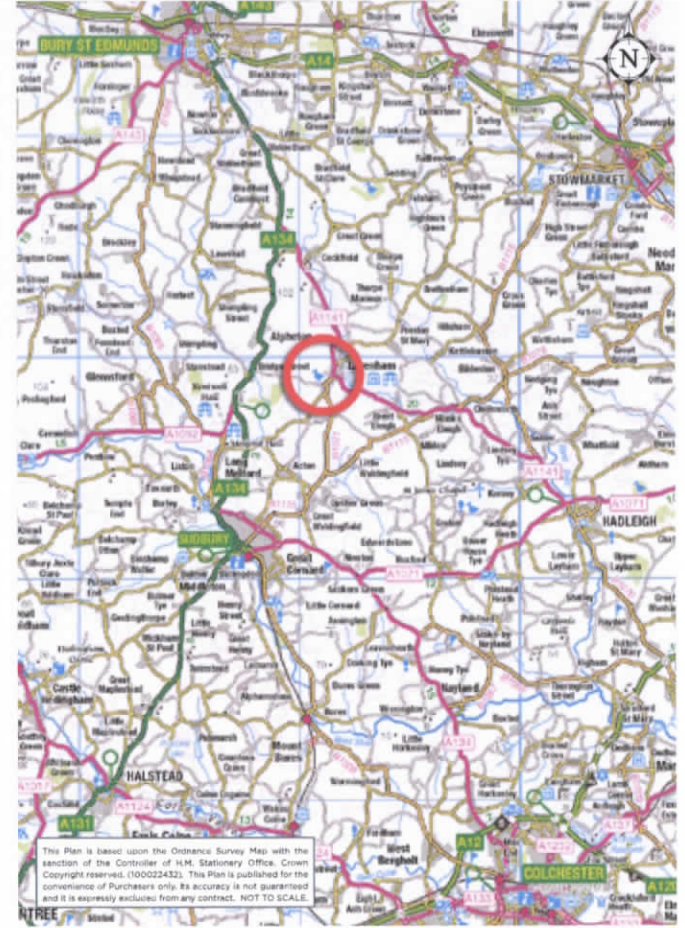
### Directions

From Colchester take the A134 to Sudbury. After Newton Green bear right onto Valley Road to Great Waldingfield and on the outskirts of the village turn right on to the B1115. Continue through the village and Perseverance House will be found on the left hand side.











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Lavenham, Suffolk, CO10 9PY**

**Gross internal area (approx)** 457.2 sq m/4922 sq ft

**Limited Use Area(s)** 11.6 sq m/125 sq ft

**Annexe** 112.9 sq m/1216 sq ft

**Total** 581.8 sq m/6263 sq ft

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