

THE OLD ENGINE HOUSE

Lavenham | Suffolk

Chapman Stickels

THE OLD ENGINE HOUSE
9 BAKERS MILL, PRENTICE STREET
LAVENHAM, CO10 9RD

A CHARMING 19TH CENTURY DETACHED COTTAGE DISCREETLY POSITIONED IN THE CENTRE OF LAVENHAM

Sudbury - 7 miles
Hadleigh - 9 miles
Bury St Edmunds - 11 miles

• Entrance hall • Sitting room • Dining / garden room • Kitchen •
• Utility room • Landing • Two double bedrooms •
• Jack & Jill shower room • South-facing walled garden •
• Off-road parking • Central village location •







The Property
The Old Engine House is a charming cottage forming part of a late 19th century mill and maltings complex, which was redeveloped for residential use in the mid-1980's.

As the property's name suggests, its industrial origins were to house the engine which powered roller-mill installation machinery, where the building was once connected to the former mill.

The Old Engine House is the only detached property within the Bakers Mill development, which was listed grade II before the conversion works (1980).

Its residential conversion has resulted in a truly unique home that has also been much improved by the current owners, which includes a stylishly refitted kitchen, utility room, and a first-floor shower room - where the latter has also been adapted into a 'jack and jill' arrangement for both double bedrooms.

Further improvements include a new gas boiler and general cosmetic updating throughout the accommodation.

Both double bedrooms are full-width, one offering eaves storage. The central landing is accessed via a curved staircase. Due to the property's elevated position, far-reaching rural views are enjoyed towards Preston St Mary via the first-floor, rear aspect windows.

Outside, the property provides a south-facing walled garden which is chiefly paved with established flower and shrub borders. The freehold of the property includes parking for two vehicles and is located to the southern side of the house.

Agent's Note: There is a fee of £135.00 per annum for the maintenance of the shared areas in Bakers Mill.

Services
We understand all mains services are connected.

Local Authority and Council Tax
Babergh & Mid Suffolk District Council.
Band E (2026)

Location
Located some 100 metres east from the Market Square, Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London's Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.







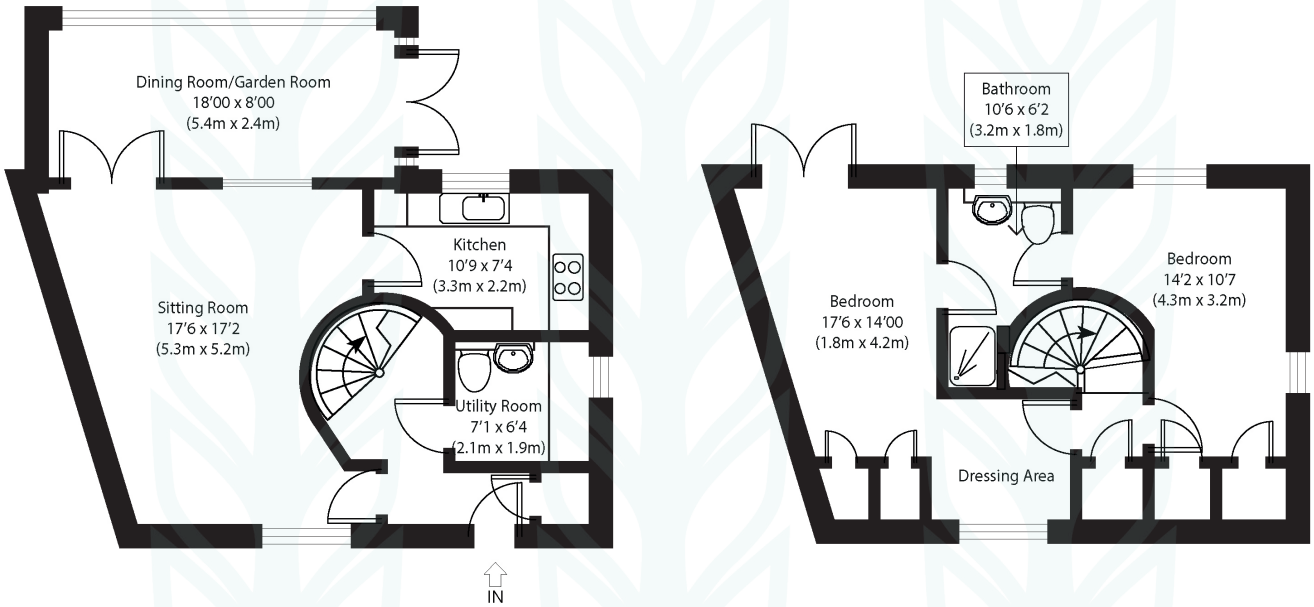












Ground Floor

First Floor

Approximate Gross Internal Area
1060 sq ft (98 sq m)

Disclaimer: Floorplan 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 monetary valuation.
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