

£430,000

Ropers Court, Lavenham





THE PROPERTY

A rare opportunity to own a distinctive Victorian home, originally part of a mill, offering striking character, modern comfort, and outstanding investment potential. The property begins with a charming canopy porch featuring cast iron brackets and leads into a welcoming hallway with timber panelling and access to the integral garage.

The ground floor offers a spacious bedroom, a well-equipped utility room, and a sleek shower/cloakroom. On the first floor, the bright double-aspect sitting room includes a wrought iron fireplace, while the kitchen/breakfast room boasts Shaker-style units, integrated appliances, and high ceilings. A balcony with original gantry details and Victorian brackets provides a unique outdoor space.

The second floor includes four bedrooms, one set in the original loading tower offering panoramic views. A family bathroom with a 'P-shaped' bath serves this floor. At the top, the observation tower offers one of the highest private viewpoints in the village with uninterrupted 360° views.

The front garden is framed by a white picket fence with a peaceful seating area, while the rear is paved with flower beds and red brick fencing for privacy.

Versatile in use, the property suits holiday letting, HMO, or private residence—an ideal choice for those seeking something truly unique.

THE LOCATION

Located in the heart of historic Lavenham, one of Suffolk's most picturesque villages, this home is surrounded by beautifully preserved medieval architecture, boutique shops, traditional pubs, and acclaimed restaurants like The Swan.

Enjoy countryside walks, the famous De Vere House, a vibrant local market, and all the charm of village life. With essential amenities including a school, doctor's surgery, and a warm community spirit, Lavenham offers an unmatched lifestyle of heritage and serenity.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AUCTIONEERS COMMENT - This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

AGENTS NOTE:

- Council & Council Tax Band – Band E - Babergh District Council
- Tenure – Freehold
- Property Construction – Standard Brick Construction
- Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating
- Broadband - Superfast broadband with download speeds of up to 66 Mbps and upload speeds of up to 14 Mbps (Ofcom data)
- Mobile Coverage - Voice & Data available with EE, Three, O2 & Vodafone. (Ofcom data)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
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