

DAVID BURR

Blaize Barn,
Lavenham, Sudbury, Suffolk









Blaize Barn, 5 Bears Lane, Lavenham, Sudbury, Suffolk, CO10 9RS

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 Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

An incredibly rare detached converted barn in a 'tucked-away' location in the centre of Lavenham with a low maintenance courtyard garden and private off-street parking.

Accommodation

Blaize Barn is a superb detached converted barn tucked away behind Church Street and Bears Lane which would be an ideal 'pied-a-terre' or 'bolt-hole' in this beautiful medieval wooltown. The property contains accommodation primarily on one level. An outstanding principal reception room contains plenty of space for seating and a dining table and chairs with vaulted ceilings, stunning exposed studwork and ceiling timbers and a real sense of light and space. There is an impressive mellow red brick fireplace with inset wood burning stove. A traditional style kitchen contains a matching range of base and wall level wooden units with polished granite work surfaces incorporating a stainless-steel sink and an electric hob. Also on the ground floor is a double bedroom with double doors opening onto the courtyard garden and a bathroom with a bath, shower over, W.C. and wash hand basin. Upstairs is a versatile study/dressing room/occasional bedroom accessible via a staircase from the kitchen.

Outside

The property is set back from Bears Lane and yet remains only moments walking distance from various local amenities. A gravel driveway leads down to a private area of off-street parking on a particularly smart, newly created, private drive enclosed by a brick wall and pillars with timber fence inserts and a gate leading into the garden. The garden has been designed with low maintenance in mind and contains a stone paved terrace and an area of lawn with a pathway leading to the back door. To the front of the property is a further private area of garden with a pathway leading to the front door bordered by box hedging, paved sections interspersed with plants and shrubs including a neatly kept Bay tree and a flowering Cherry.

Agent's notes

As is not uncommon in a village setting, access to the property is via a right of way over land belonging to the vendor. For more information, please contact the office.

The property is Grade II listed, stands within a conservation area and is thought to date back to the 18th Century.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

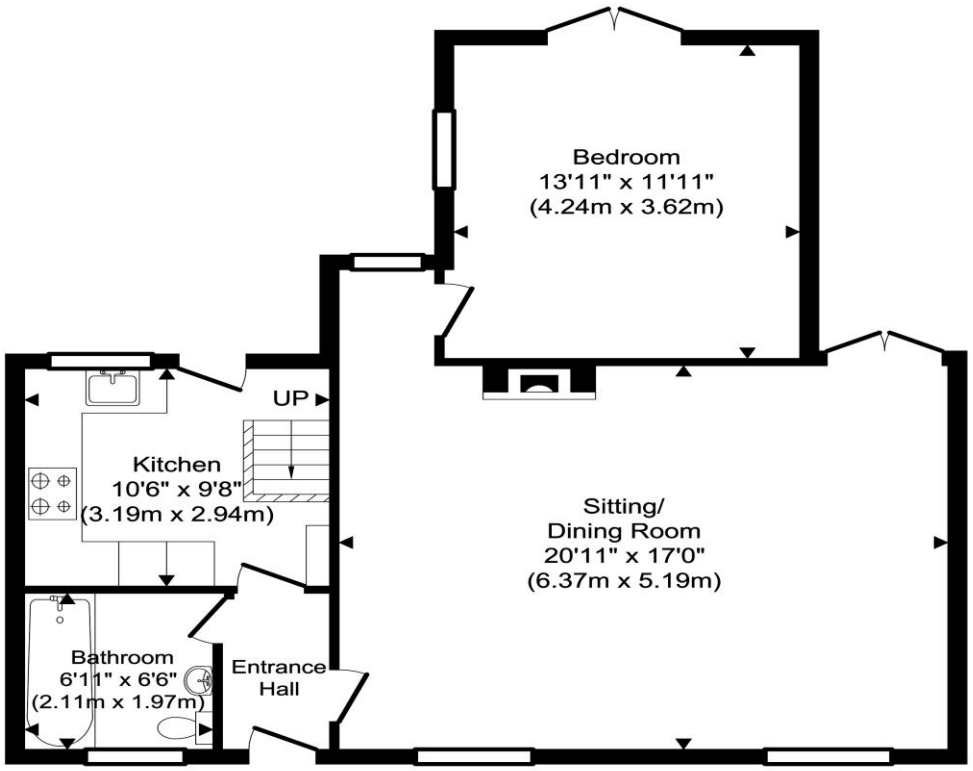
EPC RATING: Band E – A copy of the energy performance certificate is available on request.

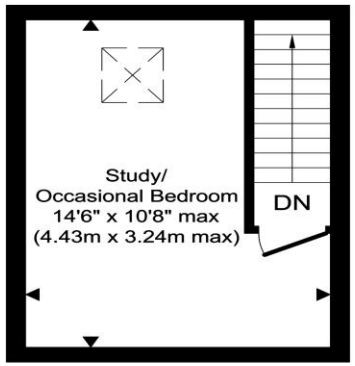
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council,

COUNCIL TAX: D **WHAT3WORDS:** commented.circulate.kebabs

VIEWING: Strictly by prior appointment only through DAVID BURR.

Blaize Barn, 5 Bears Lane, Lavenham, Sudbury, Suffolk, CO10 9RS





Ground Floor
Approximate Floor Area
724.08 sq. ft.
(67.27 sq. m)

First Floor
Approximate Floor Area
152.09 sq. ft.
(14.13 sq. m)

TOTAL APPROX. FLOOR AREA 876.18 SQ.FT. (81.40 SQ.M.)

Produced by www.chevronphotography.co.uk © 2026







