



**THE CROOKED HOUSE**  
7 High Street, Lavenham, Suffolk

Carter Jonas

## THE CROOKED HOUSE, HIGH STREET, LAVENHAM, SUFFOLK, CO10 9PR

- Long Melford 4 miles
- Sudbury 7 miles
- Bury St Edmunds 10 miles

Sitting/dining room currently a tea room/former gallery  
· Kitchen/breakfast room · Rear hall · Ground floor bathroom · Master bedroom with bath · Magnificent vaulted first floor reception room/bedroom · West facing garden

### THE PROPERTY

The Crooked House is a delightful Grade II listed property, believed to date back to 1395 having originally been constructed as part of Medieval Hall House, this being the southern servants' cross wing. Famed for its charming crooked facade, after which the property is named, one continues to be enchanted throughout the interior as well. Of a massive timber frame construction under a clay peg tiled roof, the front elevation has a jettied frontage with exposed timbers and leaded windows. Period features inside include exposed wall and ceiling timbers, some exposed floorboards and brickwork and an unusual wall painting on a beam in the bathroom which appears to depict a camel. Ancient oak doors incorporate some intricate carving plus original door furnishings, and there are fireplaces in the 2 main receptions and master bedroom.

## ONE OF LAVENHAM'S MOST ENCHANTING MEDIEVAL BUILDINGS - A GRADE II LISTED PROPERTY WITH EXCEPTIONAL PERIOD FEATURES THROUGHOUT - CURRENTLY OFFERING MIXED USE AS RETAIL, A TEA ROOM AND RESIDENTIAL.

The property is currently run as a popular tea room with residential accommodation on the first floor, however, the building has previously been used as a gallery, photographic studio and purely as a home. In order to return the property to residential only, an incoming purchaser would need to secure the necessary consents, however the layout of the rooms lend themselves well for either commercial or residential use.

Currently, the arched oak front door opens into the tea room which has also been used as a gallery and a sitting/dining room. A hall leads to the kitchen which is comprehensively fitted and has a rear pantry/storage area leading to the garden; there is also a ground floor bathroom. An old oak staircase leads to the first floor with a magnificent vaulted living room with stunning honey coloured timbers and an inglenook fireplace. The bedroom houses a 4-poster bed which can be included in the sale, and there is a roll top bath on a raised platform. A deep cupboard has space to house an ensuite wc if required (stp); there is also access into the boarded attic space.





#### OUTSIDE

There is a fully enclosed west facing garden to the rear which also enjoys a southerly aspect. A brick terrace adjoins the rear of the house with a stepping stone path running the length of the garden with flower beds to either side and shallow wildlife ponds.

#### 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, popular and award winning restaurants, pubs, galleries and The Swan Hotel which has a spa.

### ADDITIONAL INFORMATION

**Services** Mains water, electricity and drainage. Gas fired central heating

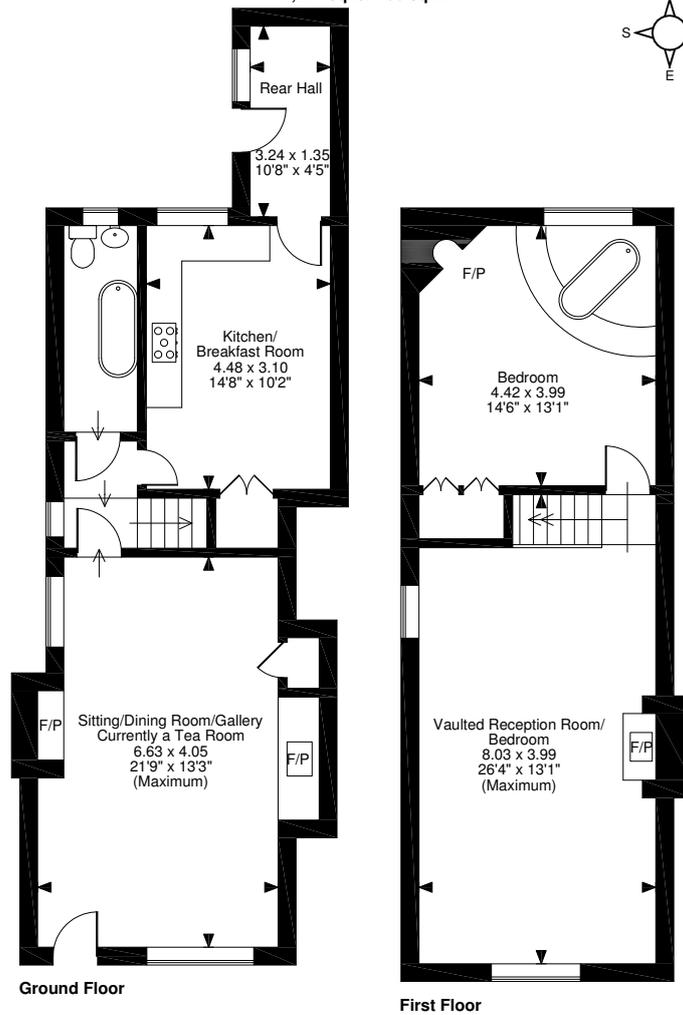
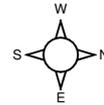
**Local Authority** Babergh Mid Suffolk

**Council Tax** Band B £1363.63 (2019/20)

**Business Rates** Interested parties are advised to confirm their estimated business rates by contacting the Local Authority. Rateable Value 2019/20: £6,100 However, we understand the property currently benefits from small business rate relief.

**Viewing** By appointment with Carter Jonas T: 01787 882881

**The Crooked House, High Street, Lavenham, Suffolk**  
 Approximate Gross Internal Area  
 1,144 sq ft / 106 sq m



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