



CRAIL COTTAGE, 7 HIGH STREET, NAYLAND,

COLCHESTER, CO6 4JE

NP NICHOLAS
PERCIVAL

Offered with no onward chain Crail Cottage is a Grade II listed property believed to date from the 16th century and displays a wealth of period charm including exposed timbers and beams. The property is in the heart of the sought-after village of Nayland, nestled on the banks of the river Stour. The accommodation comprises three double bedrooms, sitting room and kitchen / breakfast room and ground floor family bathroom. The master bedroom suite offers an en-suite shower room and walk-in wardrobe. To the rear there is a mature and well stocked cottage garden, with two patio areas from which the garden can be enjoyed.

Tenure Freehold | Council Tax Band D | Oil-fired Central Heating
Grade II Listed | On Street Parking (not allocated) | Enclosed Rear Garden



Property

Offered with no onward chain and located in the heart of the sought-after village of Nayland is this Grade II listed cottage. Crail Cottage is believed to date from the 16th century and displays a wealth of period character and charm including numerous timbers and beams. This is evident when one enters the property into the cosy sitting room with open fireplace and brick surround. To the rear is the kitchen / breakfast room. The central focus is the oil-fired Rayburn (set within an impressive brick surround), for added convenience there is a small accompanying electric hob.

The kitchen contains an integrated washing machine, integrated BOSCH dishwasher and there is space for a large American style fridge freezer. Hidden from view within the kitchen there is an oil boiler and water softener. Ample storage is provided by a good array of cupboards and drawers set within an attractive wooden worktop that also houses the ceramic sink. Additional workspace is provided by the kitchen island finished with granite work top. A stable door allows access to the enclosed rear garden. Adjacent to the kitchen is the family bathroom, comprised of a free-standing bath, pedestal hand basin and toilet.

Ascending the stairs to the first floor, there are three double bedrooms. The spacious master bedroom enjoys views of the garden, the en-suite shower room is comprised of a shower cubicle, toilet, pedestal hand basin and heated towel rail. The walk-in wardrobe provides ample storage space. Bedrooms two and three are both well-proportioned doubles. Bedroom two is presently used as a twin double whilst bedroom three provides access to the loft with drop down loft-ladder.

Outside

Adjacent to the property is a terrace from which one can enjoy views of the garden and provides an excellent space for relaxation and entertainment. The garden is mainly laid to lawn and there are established and well-stocked beds and borders, featuring mature planting. To the rear of the garden there is a garden shed and in front of this another patio area for seating. The oil tank is discreetly screened from view and a gate to the side allows right of access across the neighbouring property for the transfer of wheelie-bins.



Situation

Crail Cottage is in the popular and picturesque river Stour village of Nayland, in the heart of the Dedham Vale, an Area of Outstanding Natural Beauty. Historically, the wealth of the village was based upon the success of the wool and cloth merchants who constructed many fine Tudor buildings.

Modern day Nayland offers a popular public house (adjacent to the river), primary school, doctors' and dental surgery, hairdressers and post office. There is a deli which also provides breakfast and lunches within the village a short distance from the cottage.

Transport connections are first rate, the village is located just off the A134, approximately

halfway between the historic city of Colchester and the pretty Georgian Market town of Sudbury.

Colchester's mainline train station is easily accessed for connections to London Liverpool Street, Ipswich & Norwich.

Agents Notes

The property is served by an Oil-Fired central heating system.

The property enjoys right of access across the neighbouring property for the transfer of wheelie bins etc.

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked

to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.

The property being sold, is owned by an employee of Nicholas Percival Estate Agents & Chartered Surveyors.



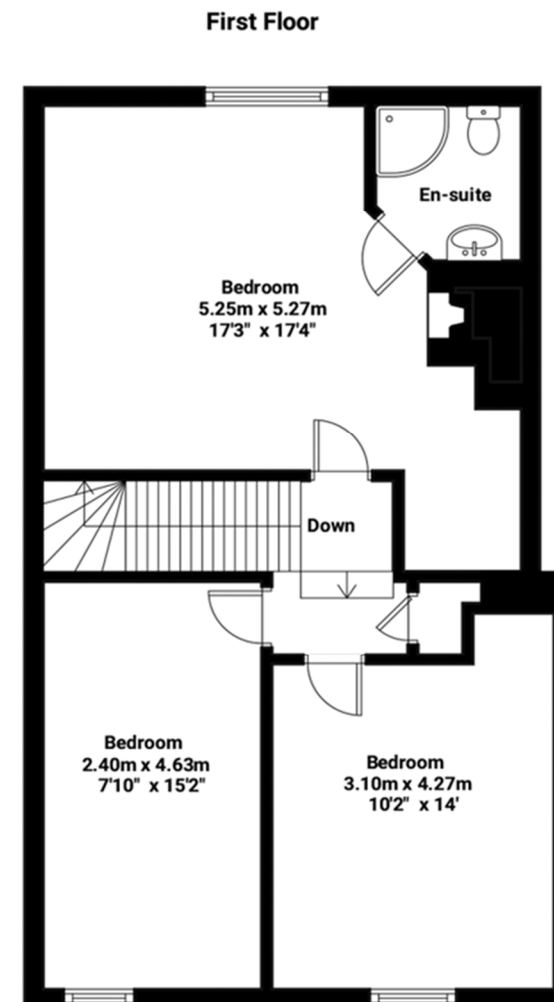
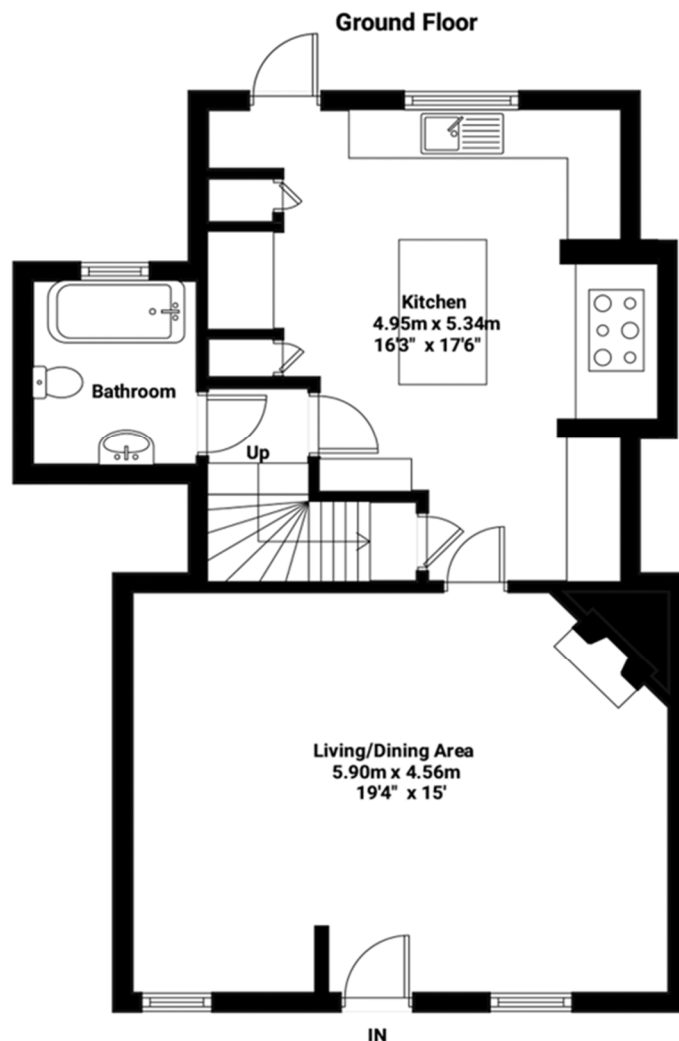
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Babergh District Council, **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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**TOTAL APPROXIMATE FLOOR AREA:
1139.9 sq ft (105.9 sq mt)**

Crail Cottage, High Street, Nayland

Illustration for identification purposes only. Measurements are approximate and not to scale.



North

