



FENGATE

Nayland | Suffolk



Chapman Sticksels

FENGATE, FEN STREET, NAYLAND CO6 4HT

Stoke by Nayland – 2 miles
Colchester – 6 miles (London Liverpool Street from 50 minutes),
Sudbury – 8 miles

- Sitting room • Dining room • Garden room •
- Kitchen / breakfast room • Downstairs cloakroom •
- 3 bedrooms • Bathroom • Separate shower cubical •
- Gardens • Garage / workshop •

The Property

Fengate is a charming Grade II Listed 17th century timber framed cottage, in one of the most desirable spots within the ever popular village of Nayland.

Positioned in the middle of Fen Street, a quiet non through road, opposite the Mill stream, the cottage is being sold with the benefit of no onward chain. The property retains many historic features including sash windows and numerous exposed beams and timbers throughout. The sitting room is a particularly attractive room with a feature fireplace, display niche and doors into the light and airy garden room.

The cosy dining room fronts onto Fen Street and has a serving hatch through to the kitchen which is fitted with a range of cupboards and drawers, electric cooker point and plumbing for a washing machine.

On the first floor there is a spacious landing, which has been used in the past as a home office, two double bedrooms and a slightly smaller double, a bathroom and a separate shower cubicle.

A WONDERFUL GRADE II LISTED COTTAGE OF GREAT CHARACTER AND CHARM IDEALLY POSITIONED WITHIN FEN STREET, NAYLAND AND BENEFITING FROM A GARAGE AND PARKING



Outside

The sunny rear garden is a particular feature with a paved terrace adjoining the cottage and established flower beds divided by gravel paths. There is a detached single garage with space for a workshop and further parking in front.

Location

Nayland is a most attractive and sought-after village on the River Stour which forms the border between Essex and Suffolk. The village has a thriving community with a primary school, Doctors' Surgery, delicatessen, post office, dentist, and a very popular riverside pub. Nearby Stoke-by-Nayland offers 2 further renowned pub/restaurants and 36 hole Stoke-by-Nayland Golf Course and Spa/Gym. There are a number of popular schools within easy reach, including Littlegarth, Holmwood House, and in Colchester, the County High School for Girls and the Royal Grammar School. There is a fast regular rail service from Colchester Station to London Liverpool Street, the journey being from approximately 50 minutes.

Services

Mains electricity, water, drainage, oil fired central heating.

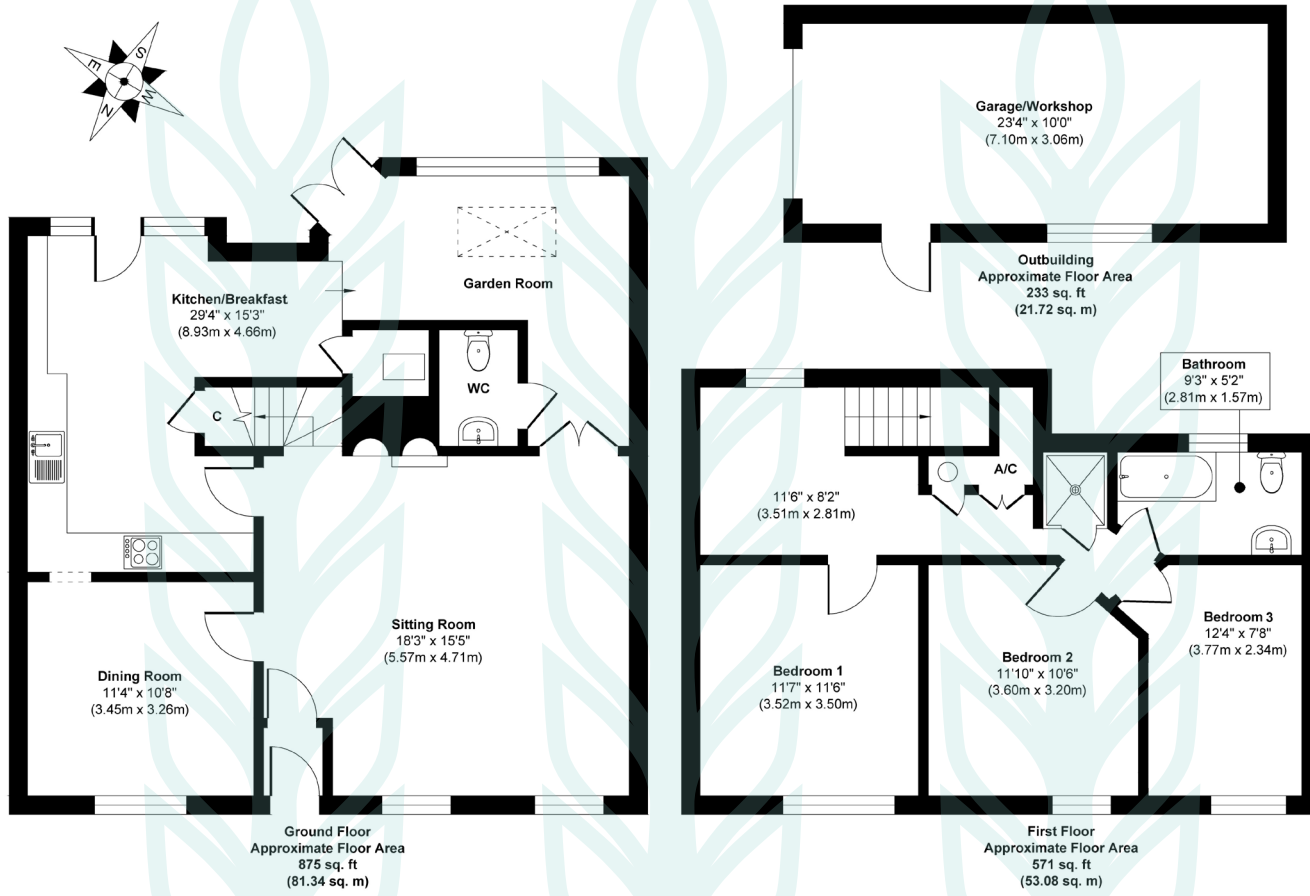
Local Authority and Council Tax

Barbergh & Mid Suffolk District Council Tax.

Band F (2023)



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Approx. Gross Internal Floor Area 1446 sq. ft / 134.42 sq. m
Approx. Gross Internal Outbuilding Area 233 sq. ft / 21.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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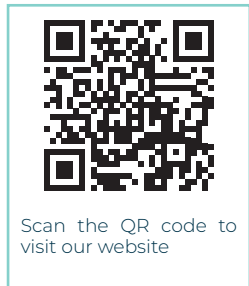
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