



BLINCOES

Nayland | Suffolk



Chapman Sticks

BLINCOES, NEWLANDS LANE, NAYLAND, SUFFOLK, CO6 4JJ

Colchester North Station - 6 miles
Sudbury - 9.5 miles
Stoke-by-Nayland - 2 miles

- Hall • Sitting room • Kitchen / dining room • Utility room •
 - Ground floor bedroom • Bathroom •
- First floor bedroom with ensuite WC • Off-road parking •
 - Private walled garden •

The Property

Blincoes can be aptly described as a 'one off' which comprises a former gas works which was converted into residential use and extended in 2000. The building has much individual charm and contemporary flare, where the appealing open-plan ground floor reception space offers triple aspect views over the gardens, vaulted ceilings with sky lights giving much natural light and a central wood burner defining the sitting room and dining / kitchen area. The kitchen is fitted to one corner which includes solid marble worksurfaces, wood fronted base and eye level units, cooker with extractor over. The remaining ground floor comprises utility room, ground floor bathroom and a twin aspect double bedroom.

Accessed via spiral stairs, the first floor offers a further twin aspect double bedroom with an ensuite wc to one corner.

Outside, off-road parking to one side leads through to the enclosed and private walled garden where a shingle path meanders through well-established herbaceous and flower borders. To the eastern side of the property is a raised area of lawn defined by a retaining wall and further flower borders.

NO ONWARD CHAIN - A UNIQUE DETACHED CONVERSION, ADAPTED AND EXTENDED TO FORM AN APPEALING CONTEMPORARY HOME WITH OFF ROAD PARKING AND A PRIVATE WALLED GARDEN



Blincoes is attractively positioned along a minor 'no through road' whilst being only 300 metres or so from the village centre. 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.

EPC Rating

Current D(56). Potential C (73).

Services

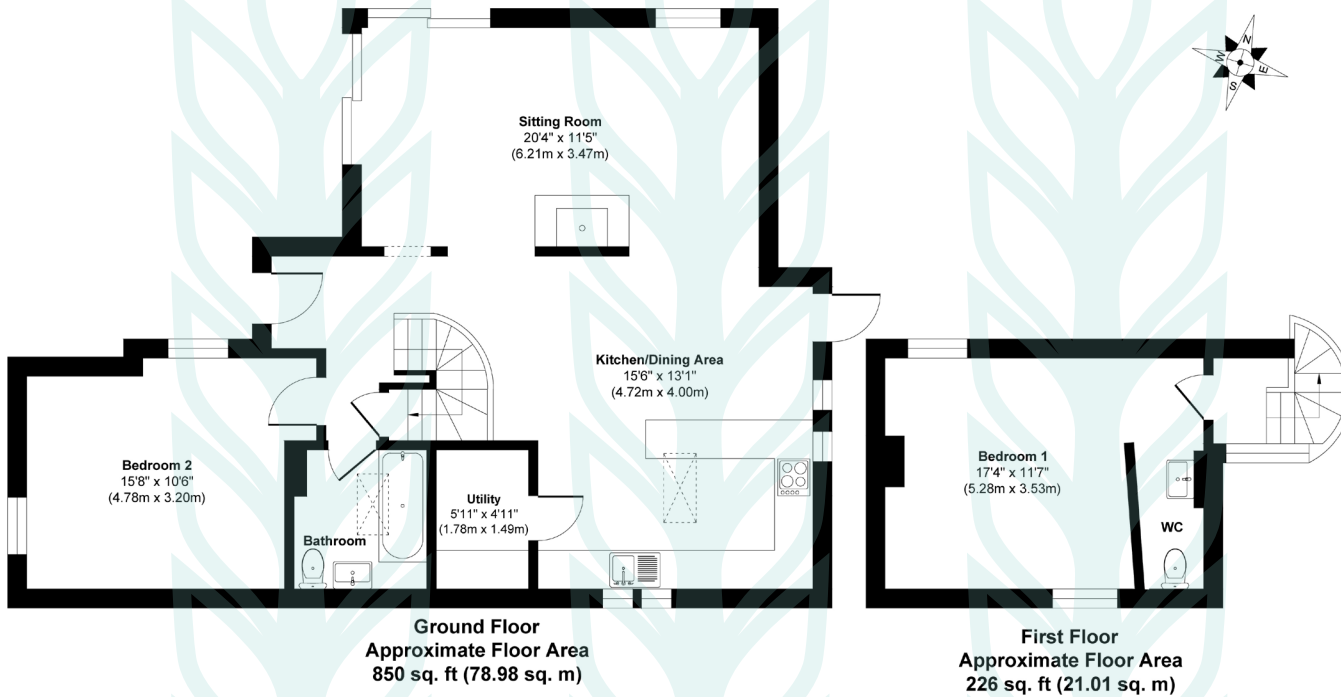
Mains water, electricity and drainage. oil-fired central heating. Underfloor heating throughout the entire ground floor.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band D - (2023)



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Approx. Gross Internal Floor Area 1076 sq. ft / 99.95 sq. m.
Illustration for identification purposes only, measurements approximate, not to scale



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The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

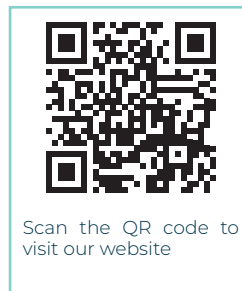
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