



THE MALT HOUSE

Nayland

|

Suffolk



Chapman Stickels





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A FINE 19TH CENTURY HOUSE OCCUPYING SOME 0.33 ACRES OF SECLUDED GARDENS, TOGETHER WITH OFF-ROAD PARKING AND OUTBUILDINGS

- Entrance hall • 'Day' room / study • Drawing room • Sitting room • Kitchen •
 - Conservatory / dining room • Utility room • Cloakroom • Landing •
- Three double bedrooms • A further single bedroom • Family bathroom •
 - Off-road parking • Two bay store • Extensive rear gardens •

Colchester 6 miles / Sudbury 8 miles / Hadleigh 8 miles





The Property
Located on the eastern side of the village centre, The Malt House is an imposing period house which probably dates from the early-to-mid 19th century.

Primarily built of soft red brick, the house is a wonderful example of late Georgian / early Victorian architecture, and as such the accommodation offers typically well-proportioned rooms, with lofty ceilings and large sash windows providing much natural light. Despite its inherent 19th century charm, the property is fortuitously unlisted.

Via a recessed front porch, a welcoming central entrance hall leads into the twin-aspect morning room, which could be suitably used as a study or dining area. The two main, equally sized reception rooms consist of the formal sitting and drawing rooms, both with original fireplaces.

The kitchen is fitted on three walls with granite worksurfaces, twin butlers sink and integral appliances which includes an Rangemaster electric cooker. The rear conservatory has been used as a dining room, which gives access onto the rear garden.

The remaining ground floor is the cloakroom and utility / boot room, which is fitted with oak worksurfaces, plumbing / space for washing machien and an oil-fired boiler.

Via a central landing, the first floor offers three well-proportioned double bedrooms, all of which retain cast iron fireplaces. Bedroom four is to the front, with an adjacent family bathroom with airing cupboard.

Outside, the property provides off road parking to one side via a gravelled drive, which leads to the rear of the house and onto a raised York stone patio. The well maintained, part walled gardens are a further attractive feature, consisting of extensive areas of lawn with established flower borders and trees, which include walnut, pear and ornamental cherry. Outbuildings include a two-bay brick and tile store.

Covering some 0.33 acres in all, the property gently ascends to the far northern boundary, which abuts meadowland.

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, 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.

Services
Mains electricity, water, and drainage. Oil-fired central heating.

EPC Rating
Current E (39). Potential C (74)

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council.
Band F (2025)



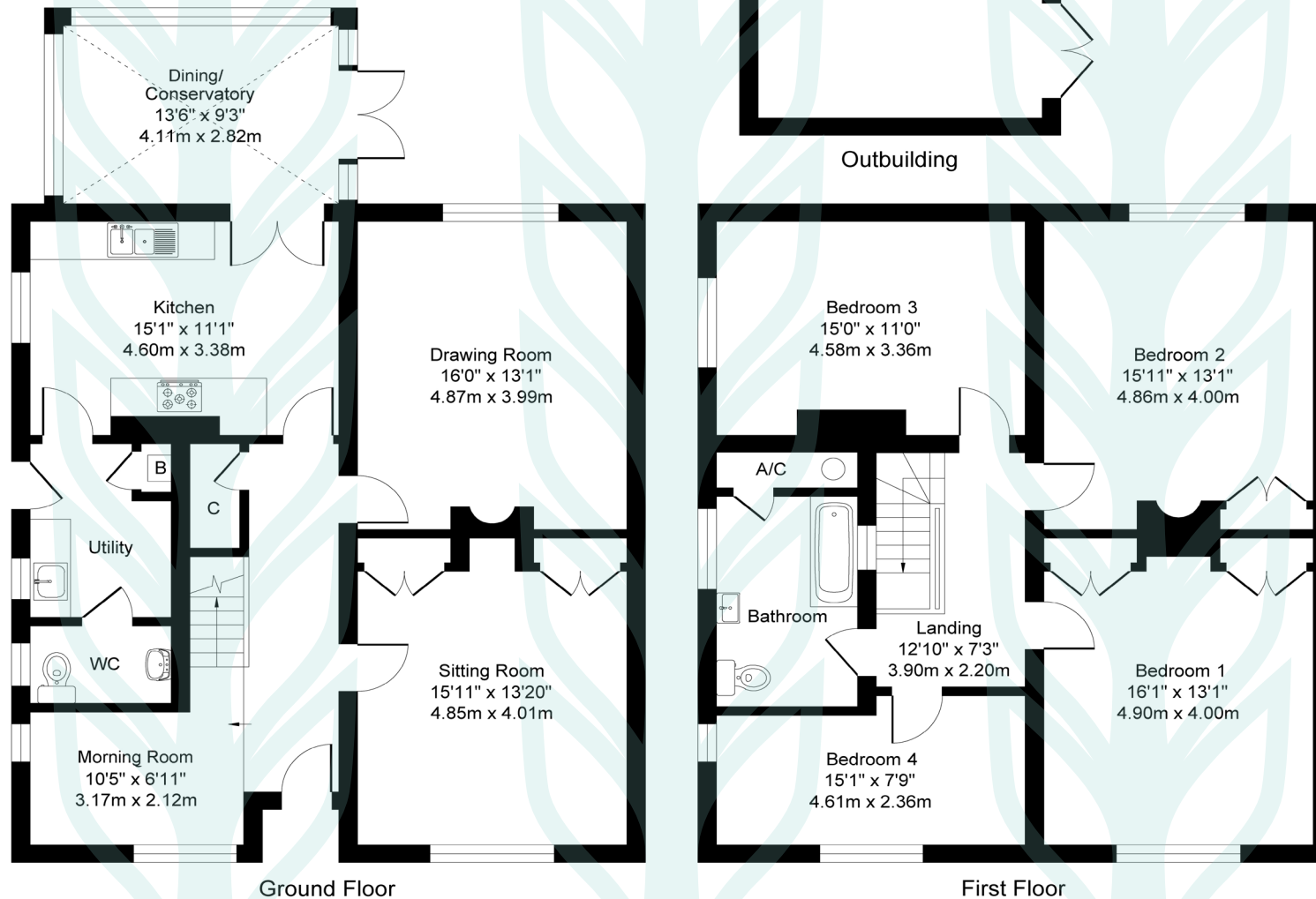


The Malt House, 16 Stoke Road, Nayland, Suffolk, CO6 4JD

Approximate Floor Area

Main House - 2009 sq. ft / 186.62 sq. m

Outbuilding - 200 sq. ft / 18.57 sq. m





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