



Cosy Cottage | 9 Birch Street | Nayland | CO6 4JA

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Cosy Cottage, 9 Birch Street, Nayland, Suffolk, CO6 4JA

“A charming Grade II Listed two double bedroom Victorian cottage, enjoying off-road parking, established rear gardens & being conveniently located in the heart of this highly sought after Suffolk village & within the Dedham Vale AONB.

Description

A charming and characterful two double bedroom Grade II Listed Victorian cottage, situated conveniently in the heart of this highly sought after Suffolk village and within the Dedham Vale AONB.

The accommodation, arranged over two floors, is offered in excellent condition having undergone a thorough program of refurbishment, namely replacement of a stylish fitted kitchen with multiple integrated units as well as well-appointed bathroom suite, carpets on the first floor, the installation of bespoke built-in wardrobe in bedroom two and the addition of thermal boarding to the ground floor, energy efficient radiators and replastering on both floors.

The property also enjoys the added benefit of off-road parking as well as proportionate, established rear gardens, which have also seen the incorporation of a low maintenance artificial surface to part of the grounds.

About the Area

Cosy Cottage is located in the heart of the much sought after parish of Nayland, lying on the Suffolk/Essex border and within the Dedham Vale Area of Outstanding Natural Beauty, also known as Constable Country. The property is situated within walking distance of the village deli, Anchor public house, a number of river walks and positioned on the Stour Valley path. The village further offers a bus service, village hall, parish church, doctors' surgery, well-regarded primary school and is ideally placed for commuting with the A12 trunk road 6 miles distant and Colchester North station 6 miles.

The accommodation in more detail comprises:

Panelled front door to:

Sitting Room Approx 12' x 11'10 (3.66m x 3.61m)

Light and airy generous space with wood flooring, sash window to front aspect, feature inset with wood burning stove and exposed brick chimney breast, built-in shelving as well as storage below. Cupboard housing the fuse board and electric meters. Door to:

Kitchen/Dining Room Approx (12' x 10' (3.66m x 3.05m)

Displaying a recently refitted, stylish and well-appointed kitchen with a matching range of wall and base units with Quartz worktops over and inset with butler sink, drainer and chrome mixer tap. Integrated appliances include dishwasher, wine cooler, fridge and freezer. Parquet flooring, spotlights, window to rear aspect, door to understairs cupboard, stairs rising to the first floor and opening to:

Inner Hall

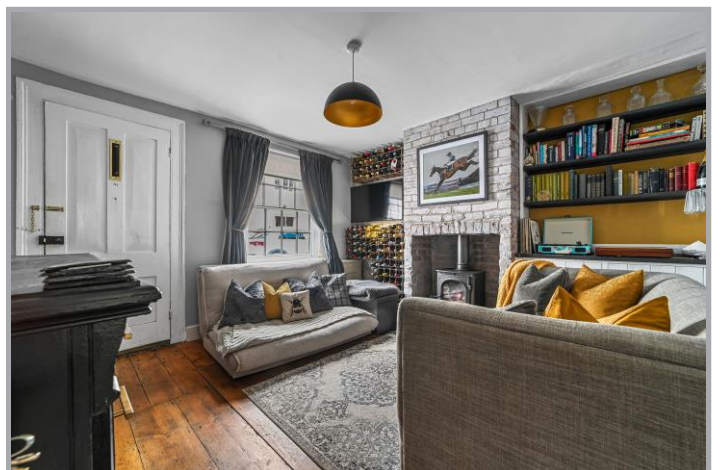
Door to integrated larder cupboard, tiled flooring and recently replaced part-glazed door opening to the garden. Door to:

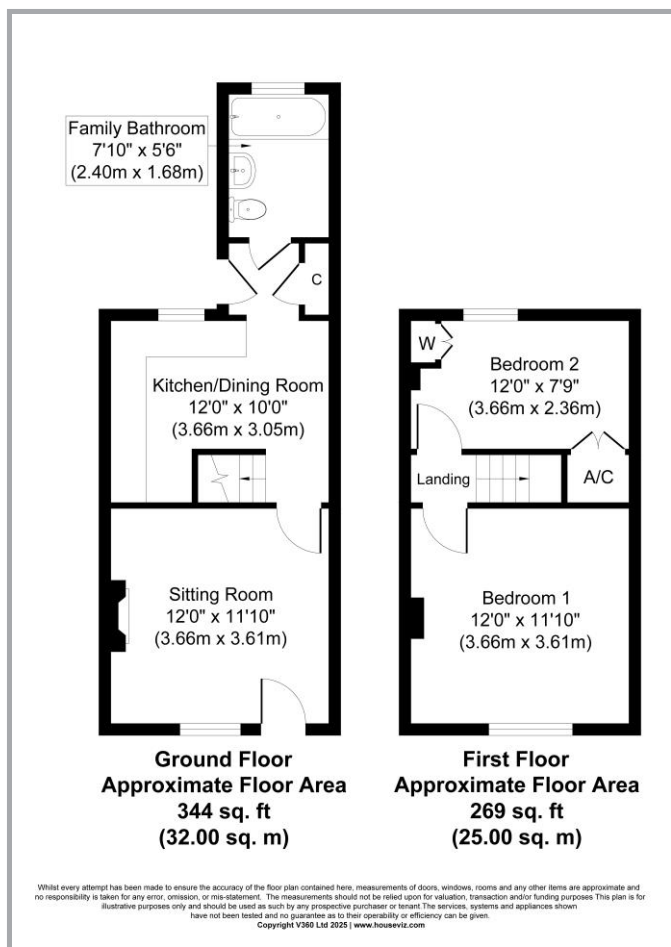
Family Bathroom

Again, recently refitted and attractive white suite in keeping with the style of the house and comprising w.c with Victorian style cistern, hand wash basin with storage below, panelled bath with shower attachment, heated towel rail, built-shelving with further storage below, tiled flooring, tiled walls, frost window to rear aspect and extractor.

First Floor Landing

With access to loft and doors to:





Master Bedroom Approx 12' x 11'10 (3.66m x 3.61m)

A substantial double room with sash window to front aspect and feature inset with cast iron fireplace.

Bedroom Two Approx 12' x 7'9 (3.66m x 2.36m)

Able to serve as a double bedroom, however currently incorporating twin beds as well as door to airing cupboard housing hot water cylinder, window to rear aspect and a more recently added bespoke built-in wardrobe.

Outside

Cosy Cottage stands proudly on this attractive street within the heart of the village and can be accessed through the front door via the street, or vehicular access via the adjacent gravelled driveway, which in turn leads to a parking area behind the house.

The grounds are established and private in nature as well as being defined by fencing for the most part and incorporating a pergola with adjoining wood store and delightfully wrapped in a pretty wisteria. Further on into the plot, is an artificial low maintenance surface ideal for everyday use, and surrounded by flower and shrub borders incorporating a range of specimen trees.

Local Authority

Babergh District Council

Council Tax Band – B

Services

Mains water, drainage and electricity. Electric heating.

Agents Notes

- We understand that the property is Grade II Listed.
- We understand the property is located within a conservation area.
- As per Section 21 of the Estate Agency Act 1979, we are

obligated to inform you that the property is partly owned by a director of Town & Village Properties.

- It is also worth mentioning that planning permission was recently granted for the construction of an outbuilding towards the foot of the grounds, and this can be seen using the planning reference DC/23/04577. Further details can be found by contacting the agent.

AML

We are now obligated by law to carry out Anti-Money Laundering checks on any new clients we work with. This additional due diligence, on top of our usual identification checks, requires additional third party platforms to carry out this inspection, subsequently incurring additional costs. For this reason, we now need to charge a nominal fee of £12.50 plus VAT as a contribution towards this. The same will be charged to any prospective buyers and sellers alike.





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