



**The Merchants House**  
Nayland, Suffolk

**DAVID  
BURR**







# The Merchants House, 24 Court Street, Nayland, Colchester, Suffolk, CO6 4JL

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, post office, a village shop, a church, hairdressers and a public house. Nayland is situated in an Area of Outstanding Natural Beauty and was named in the 'Top 30 Places to Live in The UK Countryside'. The market town of Sudbury is nine miles, Ipswich 16 miles and Colchester approximately six miles providing a comprehensive range of amenities and a commuter rail link to London Liverpool Street station.

A four bedroom (one en-suite) Grade II listed semi-detached period property situated in the highly regarded village of Nayland. Lying on the Suffolk/Essex border and located within the Dedham Vale Area of Outstanding Natural Beauty, the property benefits from two reception rooms and array of exposed timbers and studwork throughout. Offering an accommodation schedule of approximately 1,800sq ft, the property would benefit from modernisation/updating. Further benefits to the property include south-east facing gardens and garaging.

## **A four bedroom (one en-suite) semi-detached period property offering two reception rooms with a total accommodation schedule of approximately 1,800sq ft, requiring modernisation/updating. The property further benefits from garaging and south-east facing gardens, a short walk from the centre of the village of Nayland.**

Stable door opening to:

**DINING ROOM: 11' 05" x 18' 02"** (3.48m x 5.54m) With casement window range to front and rear with exposed timberwork and wall lighting. Wood flooring throughout. Oak door with suffolk latch leading to:

**REAR HALL: 12' 05" x 5' 02"** (3.78m x 1.57m) With tiled flooring, radiator, and door to useful under stair storage space. Glazed door to garden room and wooden staircase rising to first floor. Door opening to:

**CLOAKROOM:** With exposed ceiling timbers and extractor fan fitted with close coupled w/c and wash handbasin.

**SITTING ROOM: 10' 03" x 18' 00"** (3.12m x 5.49m) Fitted with double glazed window to side and casement window to front with exposed

timbers and wall stud work throughout. Wall lighting and useful storage cupboard fitted with shelving.

**STUDY: 8' 10" x 9' 01"** (2.69m x 2.77m) With double glazed window range to front, wall lighting and door to useful recess storage.

**KITCHEN: 13' 10" x 16' 05"** (4.22m x 5m) Fitted with a range of base and wall mounted units, stainless steel sink unit with drainer to side and mixer tap above. Space for cooker and extractor hood above. Casement windows to side and rear. Housing oil fired boiler. The focal point of the kitchen is the centrally positioned brick-built chimney. Double doors to side opening to:

**GARDEN ROOM: 7' 10" x 10' 11"** (2.39m x 3.33m) Of hardwood construction and tiled flooring throughout. Double glazed panel windows affording views across the rear gardens and double doors with direct access to the garden.

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## First floor

**LANDING: 16' 10" x 8' 03"** (5.13m x 2.51m) With linen store housing water cylinder, exposed crossbeam and studwork throughout. Double glazed casement window to rear affording views across the rear gardens.

**BEDROOM 1: 9' 08" x 19' 04"** (2.95m x 5.89m) With casement window range to side and front and radiator to side. Exposed array of timbers and wall studwork. Part vaulted.

**EN-SUITE SHOWER ROOM: 3' 04" x 8' 07"** (1.02m x 2.62m) Fitted with cubicle with mixer shower, close coupled WC, pedestal wash hand basin, radiator, extractor, shaver point and light.

**BEDROOM 2: 13' 10" x 15' 06"** (4.22m x 4.72m) With dual aspect windows to rear and side affording views across the rear gardens. Centrally positioned brick-built chimney with wood burning stove and tiled hearth. Wall lighting, exposed timbers and wall studs to one wall.

**BEDROOM 3: 12' 05" x 10' 02"** (3.78m x 3.1m) With window to front and 9" floor boards. Wall lighting, exposed crossbeam, wall lighting and door to Juliet balcony.

**BEDROOM 4: 7' 04" x 6' 10"** (2.24m x 2.08m) With double glazed window range to front, wall lighting and exposed timberwork throughout.

**FAMILY BATHROOM: 7' 04" x 6' 10"** (2.24m x 2.08m) With double glazed window to rear, concealed WC, vanity and wash hand basin with mixer tap. Shower to side with shower attachments. Exposed floor boards.

## Outside

To the rear of the property is an expansive of lawn with a paved patio, additional patio with ornamental pond and a greenhouse to side. To the

rear of the property are double doors to a brick built double garage providing ample space. The rear the garden is afforded views across to the Stour Valley with gated access down to the river.

**DOUBLE GARAGE: 16' 06" x 15' 10"** (5.03m x 4.83m)

**AGENTS NOTE:** The vehicular access is via a right of way which is granted over land belonging to a third party. Please contact David Burr Leavenheath for further details.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**BROADBAND SPEED:** Up to 72Mbps (source Ofcom).

**PHONE COVERAGE:** EE, Three O2 and Vodafone (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**EPC RATING:** Pending report. A copy of the energy performance certificate is available on request.

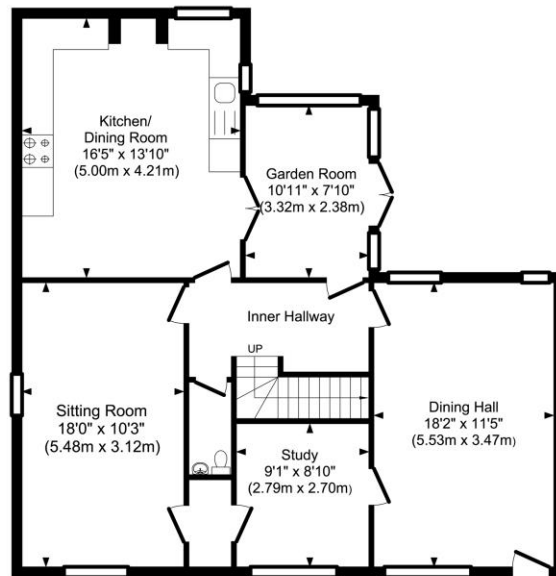
**WHAT3WORDS:** surveyors.reserve.rocky

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

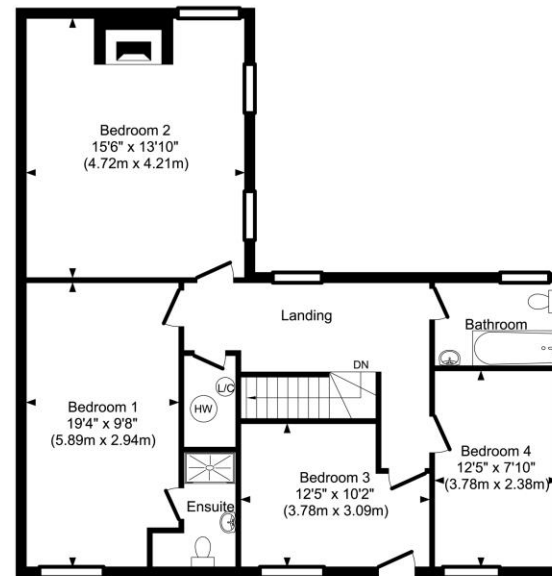
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**VIEWING:** Strictly by prior appointment only through DAVID BURR.

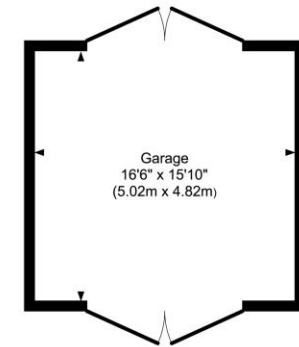
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Ground Floor  
Approximate Floor Area  
927.52 sq. ft.  
(86.17 sq. m)



First Floor  
Approximate Floor Area  
836.24 sq. ft.  
(77.69 sq. m)



Garage  
Approximate Floor Area  
260.37 sq. ft.  
(24.19 sq. m)

TOTAL APPROX. FLOOR AREA 2024.15 SQ.FT. (188.05 SQ.M.)

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