



**Farthings**  
**Stoke by Nayland, Suffolk**

**DAVID  
BURR**



# Farthings, Thorington Street, Stoke by Nayland, Colchester, Suffolk, CO6 4SP

Stoke by Nayland is one of the areas most favoured villages standing on the edge of a designated Area of Outstanding Natural Beauty captured in paintings by Gainsborough and Constable. There are two award winning restaurants, a post office with village stores, a primary school and an imposing parish church complemented by a variety of medieval architecture. The A12 is 8 miles and Colchester, with its comprehensive range of amenities and commuter rail link to London Liverpool Street Station, is 9 miles.

A four bedroom (one en-suite) detached individual property set amidst an attractive street scene within the historic hamlet of Thorington Street. Situated on the periphery of the ever popular village of Stoke by Nayland and lying within the Dedham Vale Area of Outstanding Natural Beauty. Offering an accommodation schedule of approximately 2,000sq ft arranged over two floors, enhanced by a detached barn set within the grounds offering versatile use as present storage or self-contained barn whilst offering excellent potential for conversion into annexe/ancillary accommodation or holiday let potential (subject to the necessary planning consents). Arranged via two distinctive ground floor reception rooms and benefitting from a wealth of retained features in a more period style including exposed wall timbers, leaded light windows, french doors and a brick fireplace with mantle over. A rarely available market opportunity enjoying unlisted status with further benefits to the property including walled gardens with a particularly striking crinkle crinkle wall, terrace and ample private parking via a driveway.

## **A four bedroom (one en-suite) unlisted property offering an accommodation schedule of approximately 2,000sq ft arranged via two distinctive reception rooms with a Churchill Brothers fitted kitchen and further benefitting from ample private parking and walled gardens, in addition to a detached barn offering scope for a variety of uses.**

Timber door opening to:

**ENTRANCE HALL: 10' 9" x 6' 10"** (3.28m x 2.08m) With pine staircase rising to first floor, expose wall timbers and panel glazed double doors opening to:

**DINING ROOM: 17' 5" x 11' 7"** (5.31m x 3.53m) Centrally positioned within the ground floor accommodation schedule with casement window range to rear, exposed wall and ceiling timbers, useful brick framed storage recesses and door to useful understairs store. LED spotlights and door to:

**SITTING ROOM: 19' 11" x 11' 6"** (6.06m x 3.53m) + **12' 11" x 10' 10"** (3.94m x 3.31m) An 'L' shaped room affording a wealth of natural light via a triple aspect with casement window range to front, side and rear with french doors opening to the walled gardens. Notable retained features include a brick fireplace with inset grill, terracotta tiled hearth and mantle over. Further door to entrance hall.

**KITCHEN/BREAKFAST ROOM: 18' 3" x 14' 4"** (5.56m x 4.38m) A Churchill Brothers handmade, fitted kitchen comprising a matching range of oak lined, soft close base units with space for a four door, three oven electric Everhot stove. Ceramic single sink unit with mixer tap above, casement window to rear and integrated Bosch dishwasher, waste/recycling unit and space for wine cooler. Affording a dual aspect

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with casement window range to front and rear, space for fridge/freezer and door to pantry store with oak lined and shelving units. Oak topped base level seat with built in storage and half height panel glazed door to outside. Further oak door to rear opening to the gardens.

**STUDY: 12' 6" x 8' 7"** (3.81m x 2.61m) With casement window range to front. A generously sized study with ample free standing shelving units and office equipment.

**CLOAKROOM:** Fitted with ceramic WC, wash hand basin and with space and plumbing for washing machine and dryer.

## First floor

**LANDING:** With hatch to loft with scope for conversion (subject to the necessary planning consents) and door to full height eaves storage. Door to:

**BEDROOM 1: 12' 8" x 15' 6"** (3.85m x 4.73m) With casement window range to front, further window to side and door to useful eaves storage space. A generously sized master bedroom suite with further door to rear opening to fitted wardrobe with attached hanging rail. Opening to:

**DRESSING ROOM: 7' 1" x 6' 11"** (2.17m x 2.12m) With door to fitted wardrobe with attached hanging rail and useful shelving. Useful eaves storage space to corner and further panel glazed door to:

**EN-SUITE SHOWER ROOM: 9' 1" x 7' 0"** (2.76m x 2.14m) Fitted with ceramic WC, wash hand basin and fully tiled, separately screened shower. Casement window range to side.

**BEDROOM 2: 12' 3" x 11' 7"** (3.74m x 3.54m) With casement window range to side affording views across the walled gardens. Door to fitted wardrobe with attached hanging rail.

**BEDROOM 3: 11' 9" x 10' 7"** (3.58m x 3.23m) With casement window range to side, door to fitted wardrobe with attached hanging rail and further door to fitted wardrobe.

**BEDROOM 4: 10' 8" x 7' 9"** (3.24m x 2.37m) With window range to front and door to fitted wardrobe.

**FAMILY BATHROOM: 7' 1" x 6' 10"** (2.17m x 2.09m) A recently fitted suite comprising a Roca wall hung WC, wash hand basin within a marble effect topped unit and bath with Aqualisa shower above, separately screened with casement window range to rear.

## Outside

The property is situated on Thorington Street, a picturesque hamlet located a mile from the centre of Stoke by Nayland. Set behind a rendered exterior with pargetting and set beneath a clay tiled roofline with driveway providing off-street parking for approximately three vehicles and gated access via a five bar gate opening to the:

The walled gardens are one of the property's most striking attributes with terrace ideally placed for the south/west aspect. A single expanse of lawn is enhanced by a diverse range of border planting with walled border to front and crinkle crinkle wall to rear. A greenhouse is tucked away with raised beds, mature planting to rear and convenient access to the:

**BARN: 26' 7" x 14' 8"** (8.10m x 4.46m) With light and power connected, exposed brick flooring, a wealth of original timber work and scope for conversion into annexe/ancillary accommodation, if so required (subject to the necessary planning consents). A section of the barn has been converted into a **BAR 13' 10" x 10' 2"** (4.22m x 3.09m) with a further door to a covered external store area.

**TENURE:** Freehold

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

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

**WHAT3WORDS:** ///sheets.hurry.eventful

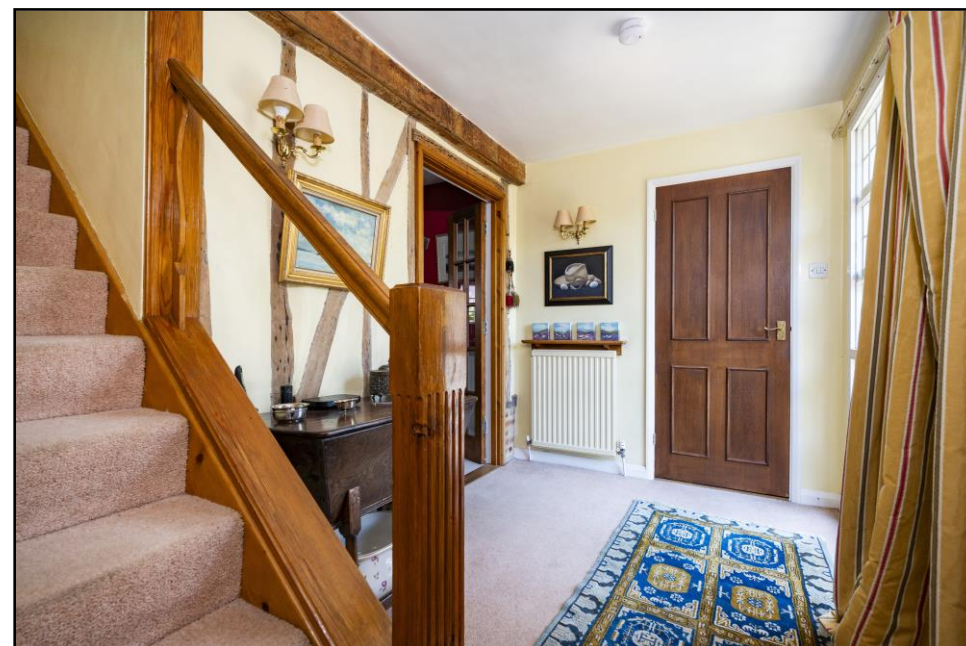
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F.

**BROADBAND:** Up to 900 Mbps (Source Ofcom).

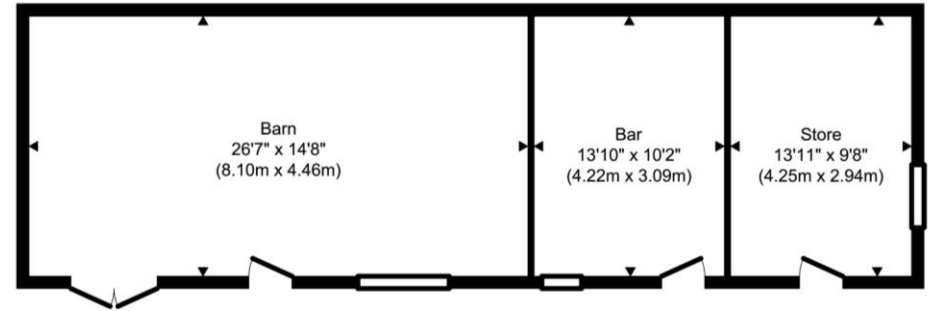
**MOBILE COVERAGE:** EE, Three, O2 & Vodafone (Source Ofcom).

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

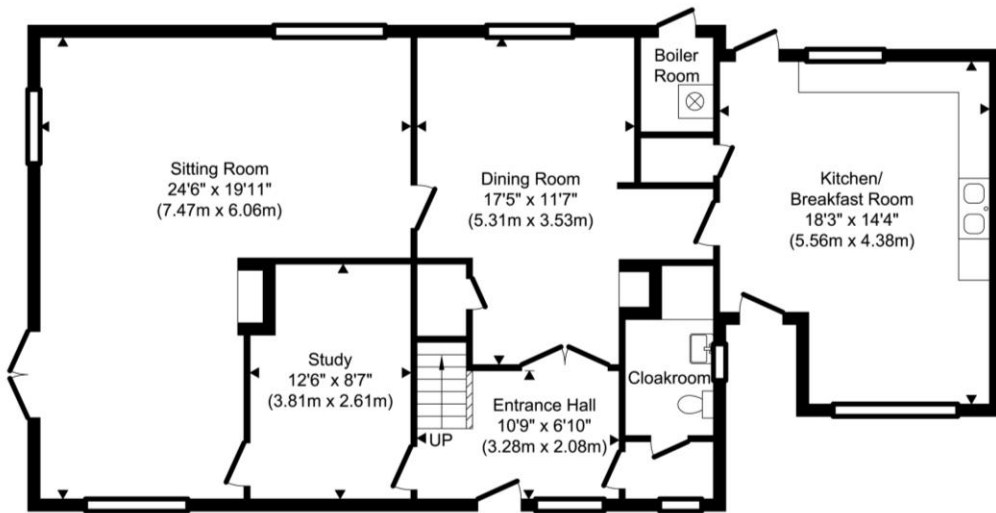
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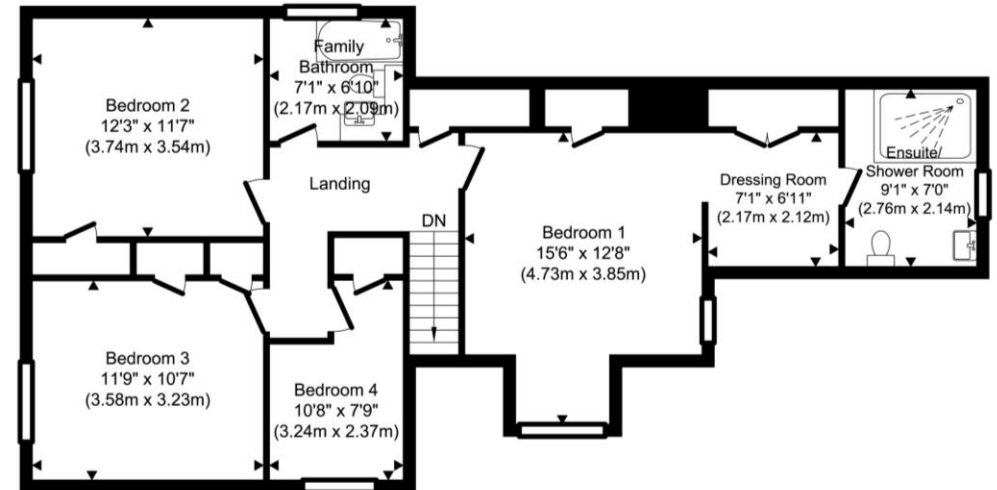
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Outbuilding  
Approximate Floor Area  
650.89 sq. ft.  
(60.47 sq. m)



Ground Floor  
Approximate Floor Area  
1124.61 sq. ft.  
(104.48 sq. m)



First Floor  
Approximate Floor Area  
866.81 sq. ft.  
(80.53 sq. m)

TOTAL APPROX. FLOOR AREA 2642.32 SQ.FT. (245.48 SQ.M.)  
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