



DAVID
BURR

**The Honey Barn, 3 Bures Road,
Nayland, Suffolk**



The Honey Barn, 3 Bures Road, Nayland, Colchester, Suffolk, CO6 4LZ

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 recently renovated four-bedroom semi-detached property enjoying an outstanding rural position, enveloped by open countryside and lying between the highly regarded villages of Nayland and Bures. Situated within the Deham Vale area of outstanding natural beauty, the property is a rarely available market opportunity arranged via two reception rooms, four first floor bedrooms, a versatile outbuilding incorporating a gym and home office in addition to gated parking with space for 8-10 vehicles and rear gardens affording far reaches views across an unspoilt landscape. The programme of refurbishment incorporates a newly fitted heating system, kitchen and bathroom facilities including development works to the outbuilding, internal renovations, redecoration and re carpeting.

A four-bedroom semi-detached property arranged via two ground floor reception rooms, having been recently renovated and enjoying an outstanding rural position with unspoilt views across open countryside. Further benefits to the property include a versatile outbuilding, gated private parking with space for approximately 8-10 vehicles and a south facing rear aspect.

UPVC clad, grained effect security door opening to:

ENTRANCE PORCH: 5' 9" x 4' 6" (1.81m x 1.40m) with UPVC casement window to front, cloaks storage and door to:

INNER HALL: With staircase rising to first floor. An L shaped inner hall with door to useful understair storage recess.

SITTING ROOM: 16' 8" (narrowing to 13' 7") x 12' 8" (5.11m (narrowing to 4.19) x 3.83m) Afforded a dual aspect with UPVC framed casement window range to front and rear affording a southerly aspect with views across the gardens and landscape beyond. Recent adaptations include a timber panelled feature wall.

DINING ROOM: 12' 5" x 8' 8" (3.8m x 2.6m) With UPVC casement window range to front, corner fireplace with inset wood burning stove and oak mantle over.

KITCHEN: 11' 8" x 9' 1" (3.61m x 2.78m) Fitted with a matching range of shaker style base and wall units, composite preparation surfaces over and tiling above. Single sink unit with vegetable drainer to side, mixer tap above and casement window range affording an aspect across the gardens and landscape beyond. The kitchen comprises a double oven with integrated microwave/grill above, space for an American style fridge/freezer and washing machine/dryer. Herringbone patterned tiled flooring throughout and door to store room with useful fitted shelving.

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REAR HALL: 5' 6" x 2' 9" (1.72m x 0.89m) With herringbone patterned flooring, obscure panel glazed casement window to side and half height obscure panelled door opening to rear terrace. Further door to:

CLOAKROOM: 5' 1" x 2' 6" (1.55m x 0.79m) Fitted with RAK ceramics, W.C., and wash hand basin.

First floor

FIRST FLOOR LANDING: With hatch to loft and door to:

BEDROOM 1: 12' 6" x 10' 8" (3.84m x 3.28m) With UPVC framed casement window range to side affording views across unspoilt countryside. Fitted wardrobe unit.

BEDROOM 2: 10' 7" x 8' 7" (3.25m x 2.67m) With casement window range affording views across rolling farmland.

BEDROOM 3: 9' 3" x 7' 9" (2.85m x 2.41m) With UPVC framed casement window arranged to rear affording aspect across the gardens and landscape beyond.

BEDROOM 4: 10' 5" x 7' 3" (3.21m x 2.21m) With UPVC casement window range affording views across rolling countryside. Door to fitted wardrobe.

FAMILY BATHROOM: 7' 4" x 5' 8" (2.27m x 1.77m) Partly tiled and fitted with ceramic WC, wash hand basin within a gloss fronted unit and bath with both mounted and hand-held shower attachment over. Wall mounted heated towel rail radiator and casement window to rear.

Outside

Situated on Bures Road, which is home to one of the regions finest landscapes across rolling farmland and countryside. Approached via a

gated parking area with space for approximately eight vehicles. Direct access is provided to the:

STORE: 10' 0" x 7' 6" (3.06m x 2.31m) With twin hinged doors to front.

GYM: 14' 2" x 10' 1" (4.32m x 3.08m) With door and windows to side.

OFFICE: 10' 8" x 6' 3" (3.30m x 1.92m) With panel glazed double doors to side, casement window arranged affording aspect across the gardens and herringbone patterned flooring.

The rear gardens are one of the property's strongest features with a terrace bordered by a central expanse of lawn with open aspect across unspoilt countryside.

TENURE: Freehold

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

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

WHAT3WORDS: [airtime.marsh.performed](https://www.what3words.com/airtime.marsh.performed)

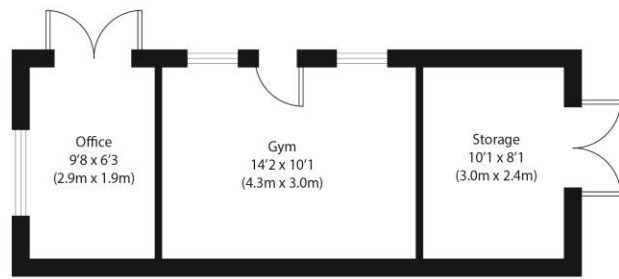
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** B

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as

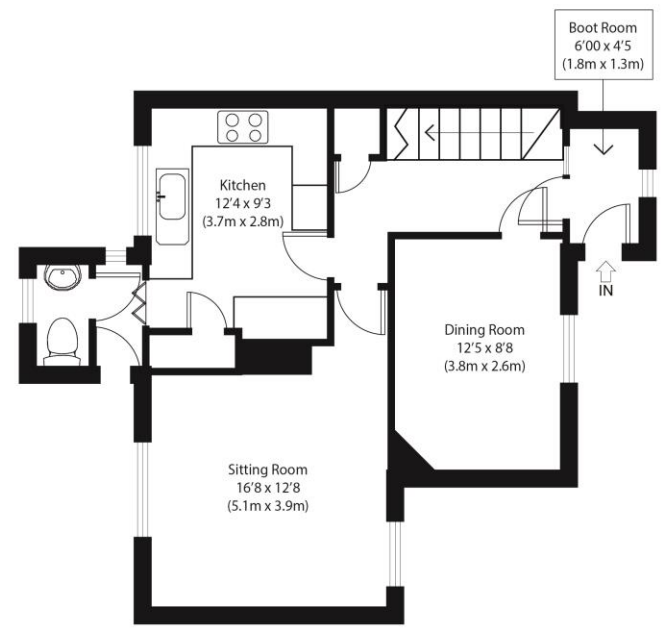
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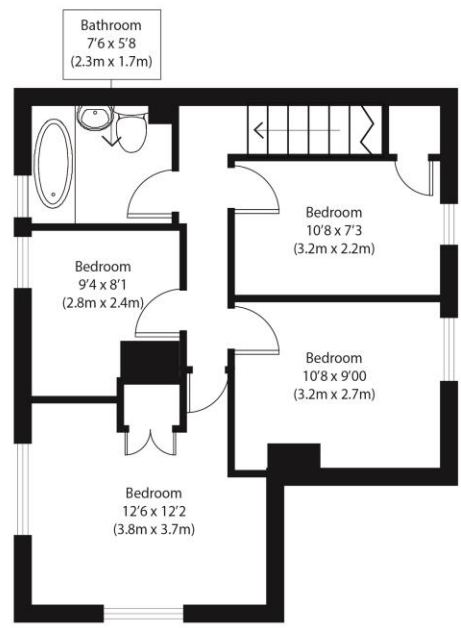


Approximate Gross Internal Area
Main House 1075 sq ft (100 sq m)
Outbuilding 285 sq ft (27 sq m)
Total 1360 sq ft (126 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Ground Floor



First Floor

