



DAVID
BURR

**Larkfield Cottage, Thorington Street,
Stoke By Nayland, Suffolk**



Larkfield Cottage, 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 villages stores, a primary school and an imposing parish church complemented by a variety of medieval architecture. The A12 is 3 miles and Hadleigh is 7 miles. Colchester, with its comprehensive range of amenities and commuter rail link to London Liverpool Street Station, is 9 miles.

A three bedroom (two en-suite) detached property enjoying period detailing although dating from the 1960's enjoying an attractive aspect, nestled amidst gently rolling farmland located on the periphery of the highly regarded Stoke-by-Nayland. Lying on the Suffolk/Essex border, the property is situated in the pretty hamlet of Thorington Street, set within a cluster of individual, distinctive period properties. Extended during the current owners tenure, the accommodation is arranged via two distinctive ground floor reception rooms enjoying an open plan aspect, ground floor bedroom accommodation with an adjacent shower room and an extended entrance hall. Discreetly positioned, hidden from view with notable retained features including a granite topped kitchen, bay windows, a brick fireplace with open grill and dual aspect study. Providing en-suite facilities for two first floor double bedrooms with further benefits including a driveway with space for approximately four vehicles, walled gardens enveloping the property and a south facing side aspect with dense planting, established borders and strategic planting.

A three-bedroom (two en-suite) detached property enjoying a tucked away, private position within the highly regarded hamlet of Thorington Street. Lying on the Suffolk/Essex border and benefitting from two ground floor reception rooms with further benefits including tandem private parking, walled gardens and a south facing aspect.

Heavy timber door opening to:

ENTRANCE HALL: 10' 5" x 9' 3" (3.19m x 2.84m) With stain glass casement window to front, tiled flooring, velux window and staircase rising to first floor. Door to:

DINING ROOM: 11' 9" x 9' 8" (3.64m x 3.00m) Enjoying a direct, open link to the sitting room with panelled glazed double doors to side, central brick archway and opening to:

SITTING ROOM: 19' 10" x 14' 10" (6.09m x 4.56m) With window bay to the side affording a south facing aspect across the walled gardens. The

focal point of the room is a brick fireplace with a tiled hearth, inset grill and oak mantel over. Panelled glazed sliding doors opening to:

STUDY: 15' 6" x 6' 8" (4.77m x 2.07m) Fitted with a range of open fronted bookcases with timber framed casement windows to side and rear and panelled glazed door opening to the side terrace and walled gardens. Affording an aspect across unspoilt, rolling farmland.

KITCHEN: 18' 8" x 8' 4" (5.74m x 2.56m) Fitted with a matching range of wood fronted base and wall units with granite preparation surfaces over and upstands above. Stainless-steel single sink unit with food waste disposal unit, mixer tap above and casement window to side. Fitted

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appliances include a Rangemaster oven with four-ring bottle gas hob above, space for a fridge/freezer and fitted waste/ recycling unit. Space for a dishwasher and plumbing for washing machine/dryer. Tiled flooring throughout, LED spotlights and door to:

REAR HALL: With tiled flooring, further door to larder with open fronted fitted shelving and obscure glass window to side.

BEDROOM 3/PLAYROOM: 15' 0" x 11' 7" (4.58m x 3.56m) A particularly versatile room with casement window to side, panelled glazed door to rear and velux window.

SHOWER ROOM: 5' 8" x 4' 8" (1.76m x 1.47m) Fully tiled and fitted with ceramic WC, wash handbasin and fully tiled, separately screened shower with shower attachment.

First floor

LANDING: With door to:

BEDROOM 1: 14' 10" x 13' 2" (4.56m x 4.03m) With casement window range to side affording an elevated aspect and views across unspoilt rolling farmland. Doors to eaves storage, fitted wardrobes and range of spotlights. Further door to:

EN-SUITE SHOWER ROOM: 8' 2" x 7' 5" (2.51m x 2.29m) Fitted with ceramic WC, Shires pedestal wash handbasin and separately screened shower unit with mounted shower attachment.

BEDROOM 2: 15' 0" x 8' 4" (4.59m x 2.57m) With range of fitted wardrobe units, casement window to side and door to:

EN-SUITE BATHROOM: 10' 3" x 7' 2" (3.15m x 2.21m) Fitted with ceramic WC, Shires pedestal wash handbasin and bath with separate

shower attachment. Window to front and double doors to linen store housing water cylinder and useful fitted shelving.

Outside

The property is approached via a tandem, tarmacadam driveway with space for approximately four vehicles. A low level, wrought iron gate opens to a terrace with established shrubs, border planting and the walled boundary that envelopes the grounds. The gardens are arranged via a substantial terrace spanning the width of the property with lawn beyond, strategic planting, dense flowerbeds, mature trees and enjoying a private, tucked away setting. Benefitting from both perennial and evergreen planting the gardens are further enhanced by a timber framed external store and greenhouse.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Electric warm air vented heating system. **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: [dorms.laptops.roost](#)

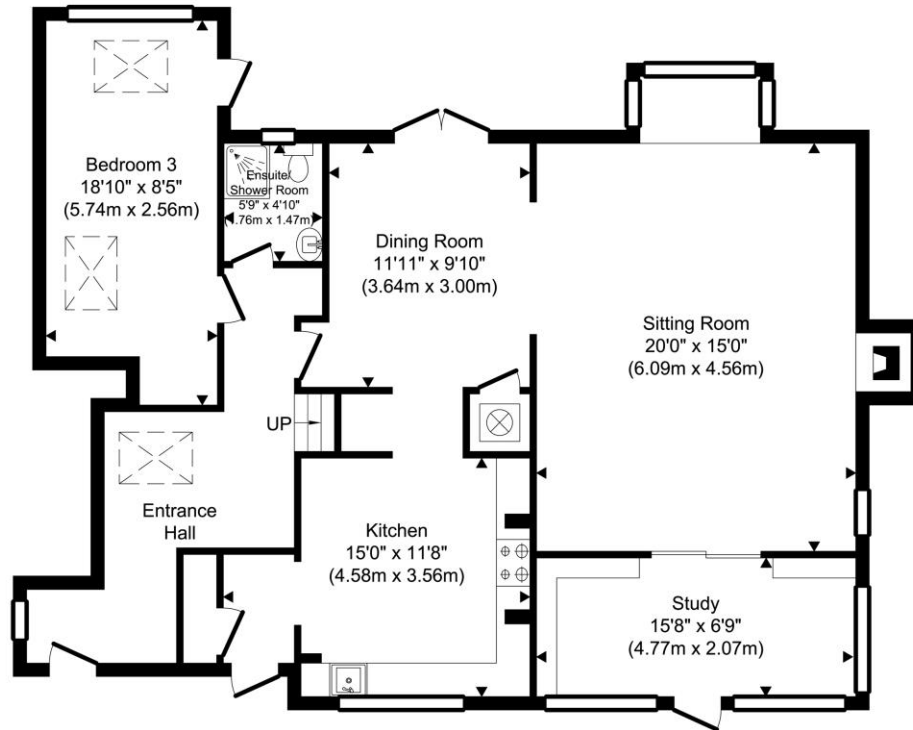
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

VIEWING: Strictly by prior appointment only through DAVID BURR.

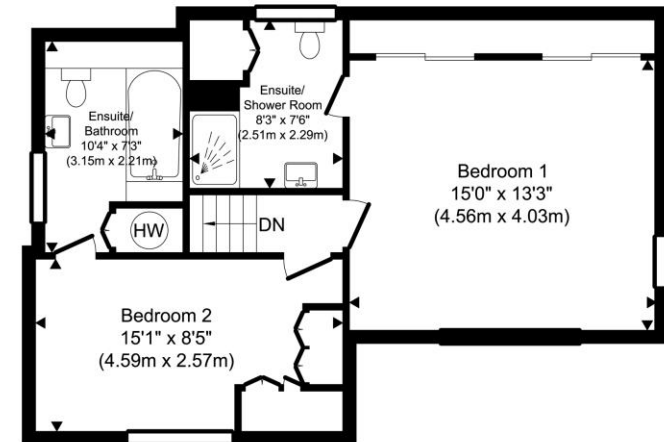
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Ground Floor
Approximate Floor Area
1099.10 sq. ft.
(102.11 sq. m)



First Floor
Approximate Floor Area
522.69 sq. ft.
(48.56 sq. m)

TOTAL APPROX. FLOOR AREA 1621.79 SQ.FT. (150.67 SQ.M.)

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