



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

**DAVID
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Larkfield Cottage, Thorington Street, Stoke By Nayland, Colchester, Suffolk, CO6 4SP

Medieval Stoke by Nayland with its award winning restaurants and pubs, post office, villages store, primary school, imposing parish church and 36 hole golf course, is one of the area's most favoured villages. Located within the Dedham AONB captured in paintings by Gainsborough and Constable, the area contains various other scenic villages including Dedham itself with its historic church, museums and independent shops. The award winning Talbooth Hotel, Spa and fine dining restaurant is just 3 miles away. The A12 is also 3 miles away with fast connections to Colchester, Ipswich, M25 and A14 (to Midlands and North). The ancient market town of Hadleigh, 7 miles away, offers a range of supermarkets, an eclectic mix of shops, restaurants, cafés and modern health centre. Colchester, with its comprehensive range of amenities and commuter rail link to London Liverpool Street Station (47 minutes), is 9 miles.

This three bedroom (two en-suite) detached property is discretely located within a cluster of distinctive period homes in the pretty hamlet of Thorington Street on the edge of Stoke by Nayland. Although dating from the 1960's, it features period detailing including open brick fireplace with cast-iron grate, bay window, pretty south-facing walled garden and attractive views over rolling farmland. Extended by the current owners, the accommodation comprises two distinctive ground floor reception rooms with open plan aspect, granite topped kitchen, ground floor bedroom/snug with adjacent shower room, study and extended entrance hall. On the first floor are two en-suite double bedrooms. The property is approached via a driveway with space for four vehicles.

A three-bedroom (two en-suite) detached property in a tucked away position in the highly regarded hamlet of Thorington Street, Stoke by Nayland. Lying within the Dedham AONB on the Suffolk/Essex border and close to a range of local amenities and popular pubs and restaurants, it benefits from two ground floor reception rooms, pretty south-facing walled garden and driveway with parking for four cars.

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 garden, 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, cast-iron grate 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.

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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 double sink unit with food waste disposal unit, mixer tap above and casement window to side. Fitted 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/SNUG: 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 summer house 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

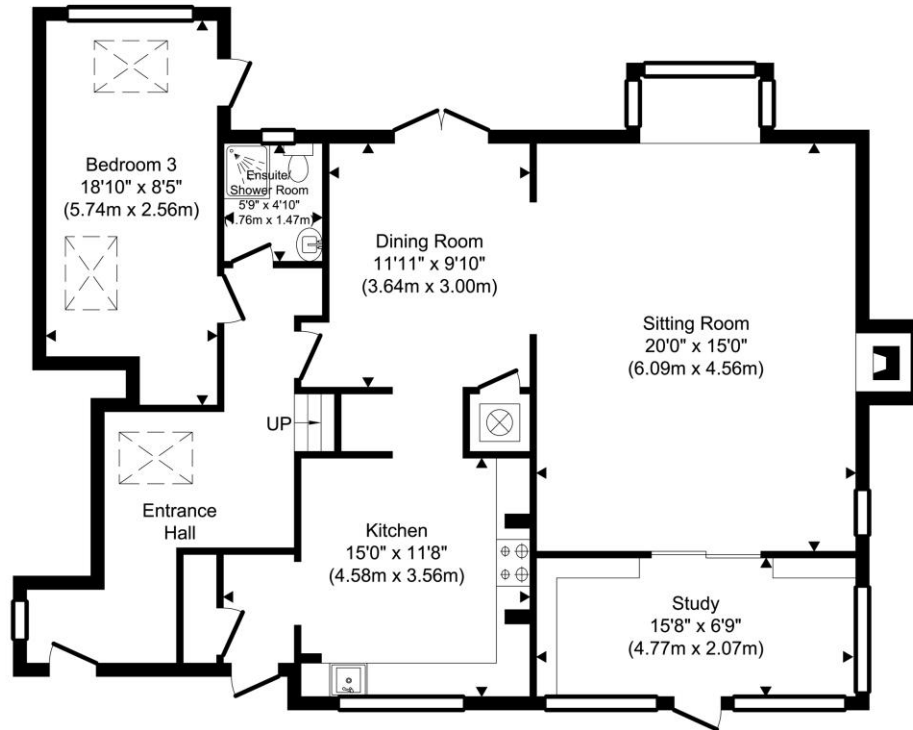
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VIEWING: Strictly by prior appointment only through DAVID BURR.

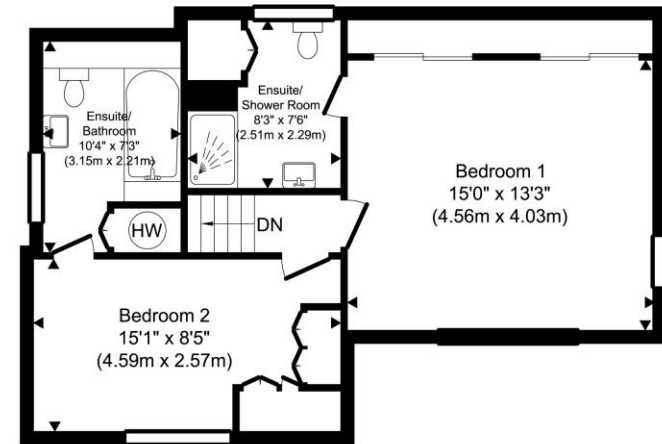
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purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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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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