



**Loretto**  
**Nayland, Suffolk**

**DAVID  
BURR**



# Loretto, 6 Church Lane, Nayland, Colchester, Suffolk, CO6 4JH

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, village deli, 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 stand alone, unlisted four bedroom (one en-suite) detached Victorian residence, one of the finest opportunities to be offered to the market within the historic parish of Nayland in recent times. Lying in the village conservation area and the Dedham Vale area of outstanding Natural Beauty (AONB), the property offers an internal accommodation schedule of approximately 2,500 sq ft arranged over two floors, having been subject to a sympathetic, high specification programme of enhancement and refurbishment in recent times. Arranged via three ground floor reception rooms the property retains notable features and characteristics including parquet flooring, 9 ft ceiling heights, deep skirting, original doors, pictures rails, Victorian window bays and fireplaces. Seamlessly blending both historic features with contemporary editions with a granite topped bespoke kitchen/breakfast room with Miele appliances, an outstanding garden room set beneath a pitched roof line and unspoilt aspect across walled gardens. One of few unlisted, detached properties with garaging and parking within the village, the accommodation is further enhanced by four generously proportioned first floor bedrooms with complimenting en-suite facilities. A substantial loft offers approximately 700 sq ft of further convertible space (subject to the necessary planning consents) further benefits to the property include a double garage with two electric up and over doors and personnel door to rear, ample private parking set behind twin gates and walled gardens. Enjoying a south easterly aspect incorporating lawns, a croquet lawn and covered terrace.

**A four bedroom (one en-suite) detached unlisted Victorian residence enjoying an exceptional setting adjacent to St. James' Church completed to an excellent specification throughout. Located within the historic village of Nayland. Further benefits to the property include a double garage ample private parking and walled gardens enjoying a south easterly aspect.**

Panel-glazed timber door opening to:

**RECEPTION HALL:** (5.71m x 4.88m (Narrowing to 2.24m) With parquet flooring and set beneath 9ft ceiling heights with LED spotlights, original architraves, timber framed double glazed heritage grade casement windows to front and side and broad staircase off with recessed understair storage space. Panel door opening to:

**DRAWING ROOM:** (5.45m x 4.69m) The principal reception room is enhanced by Victorian window bay to side with traditionally styled

radiators, deep skirting, parquet flooring and picture rail. Set beneath 9ft ceiling heights and further benefitting from a central fireplace with brick hearth, wooden surround and mantel over.

**SITTING ROOM:** (5.31m (into bay) x 4.69m) A more informal, snug type reception space afforded a dual aspect with window bay to side and half height panel glazed door opening to the rear gardens. Parquet flooring throughout, traditionally styled radiators, deep skirting and picture rail. The focal point of the room is an open fireplace with patterned tiled feature, wooden surround and mantel over.

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**INNER HALL:** (2.12m x 1.06m) With mosaic patterned tiled flooring and panelled door opening to:

**KITCHEN/BREAKFAST ROOM:** (7.87m x 3.73m) A bespoke, handmade fitted kitchen with soft close, oak lined base and wall units with granite preparation surfaces over and upstands above. Franke stainless-steel double sink unit with vegetable drainer to side, mixer tap over and separate filtered water tap. Fitted with a range of high specification appliances including a Miele oven with pyrolytic cleaning, another steam oven with grill and warming draw, two ceramic hobs and four induction hobs and De Dietrich extraction. The kitchen comprises a matching range of soft close cutlery drawers, deep base units, deep fill pan draws, wall units and under peninsular unit shelving. Further integrated appliances include a waste/recycling unit, Miele dishwasher and space for an American fridge/freezer, full height larder drawers with pull out oak lined shelving units, built in drinks fridge, LED spotlights and stripped timber flooring. The breakfast area is characterised by a centrally positioned fireplace with wood burning stove, recessed shelving units to side and mosaic patterned hearth. Downlighting, under floor heating and panel glazed double doors opening to:

**GARDEN ROOM:** (8.45m x 2.97m) An exceptional room enjoying an easterly aspect set beneath a pitched roof line on a brick base with glazed surround on two sides, under floor heating, timber framed casement double glazed windows and double doors opening to the walled gardens.

**BOOT ROOM:** (3.33m x 2.56m (narrowing to 1.06m) Set immediately off the inner hall with half height panel glazed door to outside, patterned tiled flooring and useful cloak storage. Panelled door to:

**CLOAKROOM:** (1.82m x 1.03m) Fitted with traditionally styled ceramic WC, pedestal heritage wash handbasin with tiling above and casement window to front.

## First floor

**LANDING:** A generously proportioned, inviting landing with timber framed, double glazed casement window to front, picture rail and traditionally styled radiator. The landing opens to a cleverly designed:

**OFFICE/STUDY AREA:** (4.38m x 2.94m) With further timber framed double glazed casement window to front, fitted open fronted shelving and double doors to store room with useful fitted shelving and heated airing cupboard.

**BEDROOM 1:** (4.84m x 4.19m) Forming part of a principal suite and afforded a south facing aspect with two casement windows to side, traditionally style radiator and Victorian fireplace. Panelled door to:

**DRESSING ROOM:** (3.24m x 1.45m) With double doors to walk-in wardrobe with sensor lighting, internal walk-through recess and casement window range to rear. Door to:

**EN-SUITE SHOWER ROOM:** (3.57m x 1.83m) A high specification suite fitted with a ceramic WC, twin Roca wash handbasins within floating units with mirrors above and surround lighting. Floor level walk-in double shower with shower attachment, fully tiled with shower seat. Underfloor heating and heated towel rail.

**BEDROOM 2:** (3.76m x 3.35m) With picture rail, timber framed sash window to rear and traditionally styled radiator.

**BEDROOM 3:** (4.23m x 2.61m) With timber framed casement window to side forming a southerly aspect, fireplace and picture rail.

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**BEDROOM 4:** (4.24m x 2.82m) A versatile double bedroom currently being used as a studio with a fireplace and timber framed casement window to side.

**FAMILY BATHROOM:** (3.73m x 2.29m) Fitted with ceramic WC, pedestal wash handbasin, fully tiled bath with shower above and casement window to front. Recess to side with mirror and surround lighting, casement window to side. Wall mounted heated towel radiator, range of LED spotlights and underfloor heating.

## Outside

Set behind twin gates and located on Church Lane with a shingle driveway and space for in excess of ten vehicles. A picket fence line with gated access opens to an expanse of lawn set adjacent to the chapel with a covered terrace and garden store ideally placed to enjoy the south westerly aspect. The gardens are interspersed by a range of fledgling silver birch trees with border planting and a brick patterned walk way with steel edging framing a low maintenance bed. Various seating areas are incorporated within the landscaping including a breakfast terrace, al fresco dining area, a partly walled croquet lawn and log store. Accessed immediately from the parking area is the:

**DOUBLE GARAGE:** (7.03m x 5.72m) With two electric up and over doors to front, light and power connected and personnel door to rear. Utility area with sink.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. 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:** speedily.force.cloud

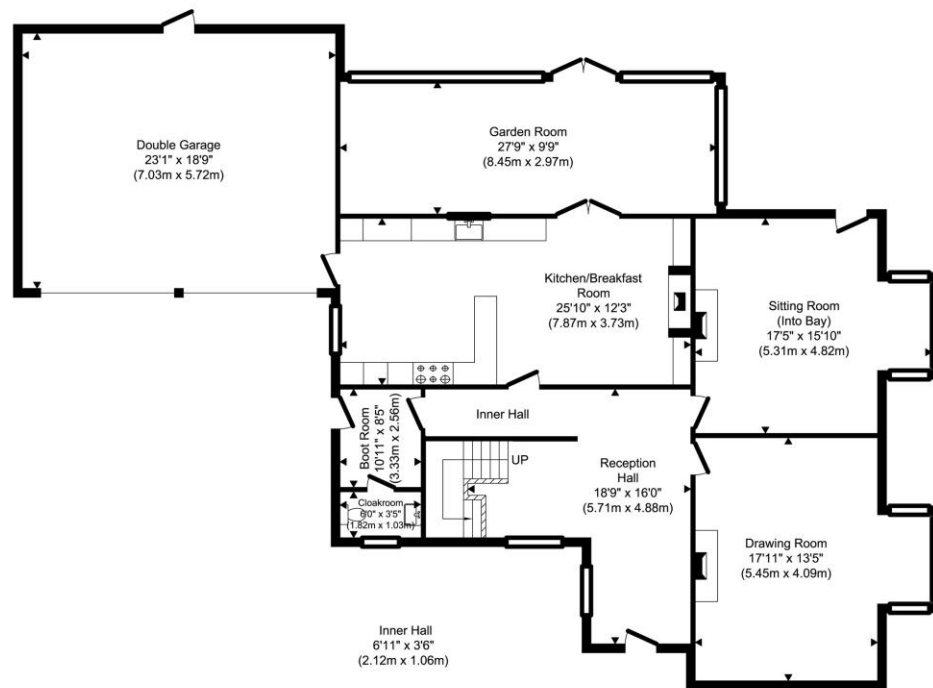
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G

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

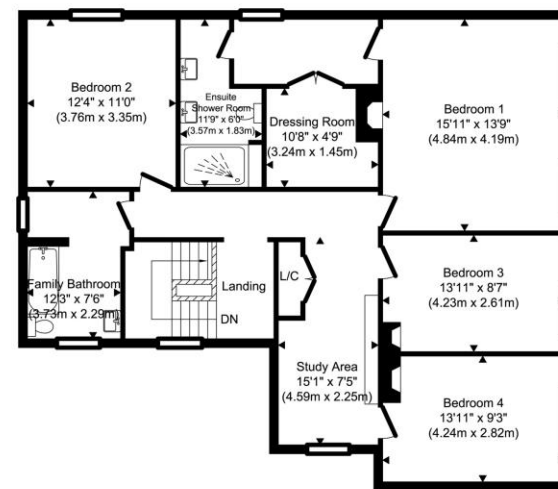
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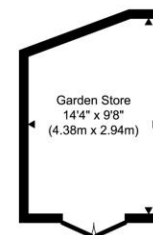
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Ground Floor  
Approximate Floor Area  
1900.26 sq. ft.  
(176.54 sq. m)



First Floor  
Approximate Floor Area  
1128.38 sq. ft.  
(104.83 sq. m)



Outbuilding  
Approximate Floor Area  
127.98 sq. ft.  
(11.89 sq. m)

TOTAL APPROX. FLOOR AREA 3156.62 SQ.FT. (293.26 SQ.M.)  
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