



Little Nayland Hall  
Leavenheath, Suffolk

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# Little Nayland Hall, Cock Street, Leavenheath, Colchester, Suffolk, CO6 4PJ

Leavenheath is a well-regarded village on the edge of Constable Country surrounded by land designated as being of outstanding natural beauty. The strong community supports many clubs, teams, a public house and a parish church. The 270-acre Arger Fen and Spouse's Vale nature reserves are set on the periphery of the village, comprising a 500-year-old ancient woodland, grassland and scrub maintained by Suffolk Wildlife Trust. The local catchment state primary school in Nayland is rated "outstanding" by Ofsted. The prestigious Stoke by Nayland golf and country club is approximately 2 miles distant. The city of Colchester with its main line rail link to London Liverpool Street station is 7 miles distant whilst the well-preserved market town of Sudbury is 7 miles distant.

Tucked away amidst unspoiled surroundings on a private access track located between the Suffolk parish of Leavenheath and historic village of Stoke-by-Nayland. Situated on the periphery of the Dedham Vale area of outstanding natural beauty (AONB), this five-bedroom (two en-suite), unlisted residence is understood to date from the 16th century in places, although the principal programme of extension and refurbishment works were undertaken in the late 20th century. Set beneath a principally clay-tiled and partly slate roofline and of part timber frame and part brick construction behind a rendered exterior and set within a total plot size of approximately 0.9 acres. Offering diverse, adaptable accommodation arranged over two floors, the property is arranged via three distinctive ground floor reception rooms with a generously proportioned kitchen/breakfast room enjoying an east-facing aspect. Retaining notable features including an array of exposed timbers and studwork, a fireplace complete with wood-burning stove, stripped oak flooring, wall panelling and doors complete with Suffolk latches. Ideally suited as a family home, lying within convenient reach of a network of high-performing state and independent schooling, the property further benefits from ample private parking via a driveway and south-facing gardens with a range of garden stores, brick-based pergola with oak supports and private, well-screened gardens enhanced by a range of mature trees, established border planting and a gentle gradient sloping away from the property.

## **A five-bedroom (two en-suite) detached, unlisted property, set between the villages of Leavenheath and Stoke-by-Nayland. In all, a total plot size of approximately 0.9 acres with an outstanding aspect, positioned within one of the area's most sort after and rarely available streets.**

UPVC clad, grained effect, security door opening to:

**ENTRANCE HALL:** (5.15m x 2.10m) With a range of exposed wall panelling, brickwork and ceiling timbers. Staircase rising to first floor, oak timber flooring and oak-framed opening to:

**SITTING ROOM:** (6.8m x 4.94m) Enjoying a beautifully-appointed dual aspect with UPVC framed, double-glazed casement window arranged to front and double doors to side, providing a southerly aspect across the gently undulating gardens. Notable retained features include a range of

exposed wall and ceiling timbers, with the focal point of the room a brick fireplace with inset wood-burning stove.

**KITCHEN/BREAKFAST ROOM:** (6.8m x 3.4m)  
KITCHEN/BREAKFAST ROOM: (6.8m x 3.4m) Complete with an extensive range of solid wood base and part glass wall units with preparation surfaces over and tiling above. Ceramic single sink unit with vegetable drainer to side, mixer tap above and oak-framed, partly glazed opening with aspects towards the garden room. Exposed tiled underfloor

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flooring throughout and with a range of integrated appliances including a double oven, four-ring hob, and dishwasher. Door with suffolk latch to:

**DINING ROOM:** (5.3m x 4.4m) Afforded with triple aspect with casement window range to front, side and rear, stripped oak effect flooring and range of exposed ceiling timbers.

**PANTRY:** (3.0m x 2.8m) With casement window to side, terracotta quarry-style tile flooring throughout and range of open fronted fitted shelving. Stable door to:

**UTILITY ROOM:** (3.6m x 2.9m) Fitted with a matching range of base and wall units with preparation surfaces over. Ceramic single sink unit with mixer tap above and a casement window range affording a southerly aspect with views across the gardens. Full-height storage units, space and plumbing for washing machine/dryer and also housing oil fired boiler. Tiled flooring throughout and half-height panel glazed stable door opening outside.

**GARDEN ROOM:** (6.3m x 4.7m) (Accessed via sitting room) Set on a brick base with a glazed surround on two sides set beneath a pitched roof line with range of LED spotlights, tiled flooring throughout and double doors opening to the south-facing gardens.

**STUDY:** (3.3m x 3.0m) With window range to front, range of exposed wall and ceiling timbers, LED spotlights and fitted office equipment.

**CLOAKROOM:** (1.84m x 1.48m) Fitted with ceramic WC, wash hand basin within a gloss fronted fitted unit. Range of exposed ceiling timbers, LED spotlights and frosted glass casement window to side.

## First floor

**LANDING:** With casement window range to front, a range of exposed wall and ceiling timbers, door to linen store housing pressurised water cylinder with useful fitted shelving. Door with Suffolk latch to:

**BEDROOM 1:** (5.0m x 3.4m) A vaulted principal bedroom suite enjoying a wealth of outstanding exposed timber work with elevated views across an unspoilt landscape. UPVC framed double glazed casement window range to side and rear, traditionally styled door with Suffolk latch to walk-in wardrobe with open-fronted wardrobe units and casement window to side.

**EN-SUITE SHOWER ROOM:** (2.9m x 1.8m) EN-SUITE SHOWER ROOM: (2.9m x 1.8m) Fully tiled and fitted with RAC ceramic WC, bidet, wash hand basin within a floating unit with mirror-fronted vanity units above. Walk-in fully tiled, separately screened shower unit with shower, both mounted and handheld shower attachments. A casement window to rear, frosted window to side and range of LED spotlights. Underfloor heating.

**BEDROOM 2:** (3.9m x 3.8m) With casement window to side, exposed ceiling timber and brick fireplace.

**BEDROOM 3:** (3.9m x 3.8m) With a casement window to front, double doors to side, affording an outstanding aspect across the gardens and landscape beyond. Door to:

**EN-SUITE SHOWER ROOM:** (2.8m x 1.0m) Fitted with ceramic WC, pedestal wash hand basin, fully tiled, separately screened shower with shower attachment. Half-height tongue and groove panelling and casement window to rear.

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**BEDROOM 4:** (3.5m x 3.0m) With casement window range to front and range of exposed wall and ceiling timbers.

**BEDROOM 5:** (4.4m x 2.5m) With casement window range to side, range of exposed wall and ceiling timbers.

**FAMILY BATHROOM:** (3.0m x 2.0m) Fitted with ceramic WC, wash hand basin within a floating unit, Phoenix bath with jacuzzi jets and separate shower attachment and fully tiled, separately screened shower with both mounted and handheld shower attachments and body jet. Underfloor heating.

## Outside

The property is located on Cock Street, Leavenheath and set towards the foot of a farm track serving a handful of residential properties, each enjoying hugely individual and distinctive attributes. The property is approached via a shingled driveway with space for approximately six vehicles with a range of external power points, exterior lighting and a five-bar gate opening to the principal gardens.

The gardens are one of the property's most distinctive and striking attributes with a partly walled boundary, range of garden and ancillary stores, a red robin hedgerow and a defined border planting providing considerable privacy whilst retaining an outstanding aspect across an unspoilt landscape. The south facing terrace is ideally placed for entertaining with a covered pergola, expansive lawn beyond, a range of fledgling and mature trees, a greenhouse, a rose arch and water feature. The gardens continue rolling away from the property on a gentle gradient providing an outstanding aspect, positioned within one of the area's most sought after and rarely available streets.

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

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

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX 0300 1234000) **BAND:** E.

**WHAT 3 WORDS:** ///dabbing.weds.studs

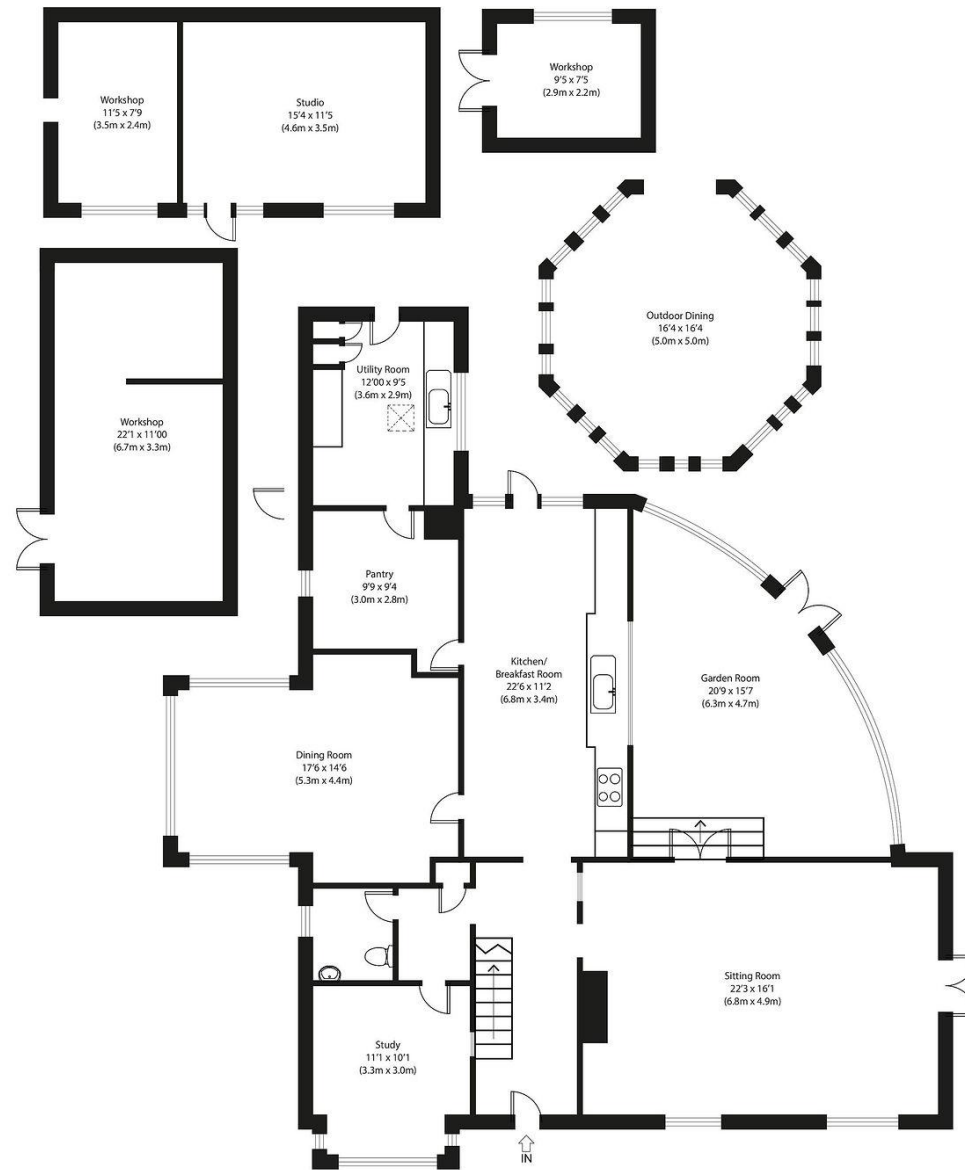
**COMMUNICATION SERVICES (source Ofcom): Broadband:** Yes, Ultrafast **Speed:** up to 1,800 mbps download, up to 220 mbps upload **Phone signal:** Yes – Provider: Likely, O2.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

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



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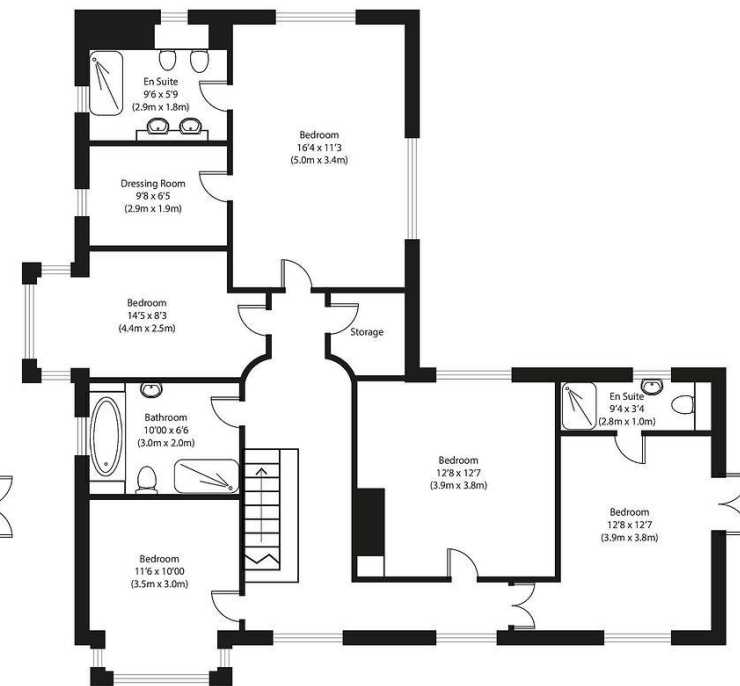


Ground Floor

Approximate Gross Internal Area  
Main House 2880 sq ft (268 sq m)  
Outbuildings 850 sq ft (76 sq m)  
Total 3730 sq ft (346 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

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First Floor







