



**3 Polstead Street**  
**Stoke by Nayland, Suffolk**

**DAVID  
BURR**







# 3 Polstead Street, Stoke by Nayland, Colchester, Suffolk, CO6 4SA

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 village stores, a primary school and an imposing parish church complemented by a variety of medieval architecture. The A12 is 8 miles and Colchester, with its comprehensive range of amenities and commuter rail link to London Liverpool Street Station, is 9 miles.

A distinctive, Grade II listed, four-bedroom (one en-suite) period property enjoying a central village location within the highly regarded parish of Stoke by Nayland. Lying on the Suffolk/Essex border and within the village conservation area, the property offers an accommodation schedule of approximately 1,750 sq ft arranged via two floors. Enjoying a unique, adaptable accommodation schedule arranged via three ground floor reception rooms with a granite topped kitchen/breakfast room, exposed timbers and stud work and a garden room affording an attractive aspect across the established, well screened gardens and valley beyond. Offering four bedrooms arranged via two separate staircases and listed building consent for improvement works in addition to the erection of outbuildings. Further benefits to the property include a garage accessed via a shared track set immediately adjacent to the water tower, convenient access to the centre of the village with its hugely popular pub The Crown and The Angel Restaurant. Lying within the Dedham Vale area of Outstanding Natural Beauty, the village conservation area and lying within easy reach of some of the finest walking and public footpath networks in the region.

**A four bedroom (one en-suite), Grade II listed, central village property offering an accommodation schedule of approximately 1,750 sq ft arranged via three reception rooms arranged via two separate staircases. Further benefits to the property include garaging, private, well screened rear gardens and views across the valley beyond.**

Obscured panel-glazed door opening to:

**ENTRANCE HALL:** (8.55m x 1.38m) With natural stone tiled flooring throughout, window range to rear affording aspect across the terrace and panel glazed sliding door to:

**SITTING ROOM:** (5.58m x 4.40m) With two sash windows to the front, central fireplace with inset wood burning stove and a brick hearth. Recessed fitted shelving and exposed central ceiling timbers.

**DINING ROOM:** (4.39m x 4.14m) With two sash windows to front, a central fireplace with brick hearth and oak mantel over and exposed

central ceiling timber and beams. Door to store room with door opening outside and useful fitted shelving.

**KITCHEN:** (5.83m x 2.76m) Fitted with an extensive range of grained-effect shaker style base and wall units with granite preparation surfaces over and tiling above. A range of integrated appliances include a Neff double oven with grill above, four-ring Neff induction hob with extraction hood above and a dishwasher. Twin ceramic sink units with Bristan mixer tap over, range of glass fronted wall units and LED spotlights. Further fitted appliances include a full height fridge/freezer with the kitchen units comprising a range of oak lined, soft close cutlery draws with deep fill pan units, base level shelving units and corner carousel units. Natural stone tiled flooring throughout and timbered opening to:

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**SHOWER ROOM:** (2.55m x 1.24m) Fully tiled and fitted with ceramic WC, wash handbasin within a floating unit and fully tiled, separately screened shower with both wall mounted and handheld shower attachment. Wall mounted heated towel radiator.

**REAR HALL:** (4.02m x 1.83m) With exposed brick flooring, half height panel glazed door to outside and staircase rising to secondary landing. Space and plumbing for a washing machine and tumble dryer and also housing a water softener.

**GARDEN ROOM** (4.29m x 4.07m): Enjoying a glazed surround on two sides with casement window range to side with secondary glazing and double doors opening to the rear gardens. Natural stone tiled flooring throughout, exposed wall timbers and LED spotlights.

## First floor

**LANDING:** With door to:

**BEDROOM 1:** (4.31m x 3.87m) With sash window to front, door to fitted wardrobe and velux skylight. Further door to cloakroom:

**EN-SUITE CLOAKROOM:** (1.99m x 0.98m) Fully with ceramic WC and wash handbasin within a fitted base unit.

**BEDROOM 2:** (4.40m x 3.02m) Afforded a dual aspect with sash window to front, casement window to rear affording an aspect across the gardens and valley beyond. A range of exposed wall timbers and sliding door to:

**DRESSING ROOM:** (3.43m x 1.57m) With casement window to side.

**SECONDARY LANDING:** (Accessed via secondary staircase). With hatch to the loft and double doors to store room with attached hanging rail.

**BEDROOM 3:** (4.07m x 2.75m) Enjoying a beautifully appointed position and afforded dual aspect with sash windows to side and rear with far reaching views across the gardens and unspoilt landscape beyond.

**BEDROOM 4:** (2.86m x 1.98m) A versatile room ideally suited to the first-floor office/study, guest bedroom or dressing room with fitted wardrobes and casement window to the side.

**FAMILY BATHROOM:** (3.38m x 1.98m) Principally tiled and fitted with ceramic WC, wash handbasin within a fitted base unit, fully tiled, separately screened shower with mounted shower attachment and wall mounted heated towel radiator. Two velux windows to side.

## Outside

The property benefits from a central village location within the highly regarded parish of Stoke by Nayland. Gated side access opens to a walkway with terrace ideally placed for the morning sun. A brick framed opening continues to the rear gardens which run on a gentle gradient away from the property and are well stocked with a mature range of shrubs, plants, hedging and mature trees with an outstanding aspect at the rear of the gardens across the valley beyond.

**GARAGE:** Of brick construction and set beneath a pitched tiled roof with an up and over door.

The garage is set away from the property and is accessed via an unadopted single track. Access to the track is shared by four properties.

**TENURE:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will

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go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

**TENURE:** Freehold

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

**EPC RATING:** E.

**WHAT3WORDS:** ///dusters.lately.sends

**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.

**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 well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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