



DAVID  
BURR

**Crown Cottage**  
**Stoke by Nayland, Suffolk**

# Crown Cottage, Park Street, Stoke by Nayland, Colchester, Suffolk, CO6 4SE

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 primary school rated 'Outstanding' by Ofsted and a lovely 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.

Crown Cottage is a centrally located four-bedroom (one en-suite) Grade II listed period property enjoying an attractive setting within the ever popular village of Stoke by Nayland. Enjoying well-appointed yet versatile accommodation throughout the property is weighted in favour of the ground floor which is comprised of two reception rooms and enjoying a wealth of period features throughout including exposed timbers and studwork, sash window and open fireplaces. Further benefits to the property include off-street parking for a single vehicle, private rear gardens and an outbuilding.

## A well-presented four-bedroom (one en-suite) period property benefitting from gardens and off-street parking.

Timbered door opening to:

**DINING HALL:** With sash window to front, exposed timberwork and central ceiling timber. Door to:

**INNER HALL:** With exposed timbers and studwork, window to rear and door to useful storeroom and further door to outside.

**KITCHEN:** Completed in a country style and fitted with a matching range of base units with worktops over and splashback tiles above. Stainless steel single sink unit with hot and cold tap over, sash window to front and further window to side. Appliances include an oven, fridge, dishwasher and doors to storeroom housing oil fired boiler.

**SITTING ROOM:** With sash window to front, central fireplace with surround and mantle over, door to useful under stairs storage recess and timber framed opening with step down to:

**DRAWING ROOM:** Converted into further living accommodation this impressive reception room displays a wealth of exposed timber work, stripped wooden flooring, window to side and French doors to garden.

**UTILITY ROOM:** With tiled flooring throughout and fitted with a matching range of base units with wood effect worktops over and stainless steel single sink unit with mixer tap over. Space for a washing machine/dryer. Door to outside and further door to:

**CLOAKROOM:** With tiled flooring throughout and fitted with ceramic WC and wash hand basin with tiling above. Window to rear.

### First floor

**LANDING:** Spanning the width of the property with a range of useful shelving units, hatch to loft and window to rear. Exposed floor timbers provide additional character with archway to:

**BEDROOM 1:** Split into three distinct rooms with a dressing room leading into:

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**BEDROOM 1:** Enjoying a dual aspect with window to side and further door to rear overlooking gardens and valley beyond. Exposed wattle and daub feature wall with Perspex panelling.

**EN-SUITE SHOWER ROOM:** Fitted with WC, wash hand basin and fully tiled separately screened shower unit with chrome attachment. Wall-mounted heated towel rail and window to side.

**BEDROOM 2:** With sash window to front, door to recessed fitted wardrobe.

**BEDROOM 3:** With sash window to front and door to recessed fitted wardrobe unit.

**BEDROOM 4:** Sash window to front.

**FAMILY BATHROOM:** Fitted with ceramic WC, pedestal wash hand basin and bath with tiling above. Door to linen cupboard housing water cylinder and clouded glazed window to rear.

## Outside

The property is located centrally within Stoke by Nayland and provides off-street parking for a single vehicle. Gated access is provided to the rear gardens which offer a central expanse of lawn with an established border of plants, shrubs, flowers and mature trees. A versatile outbuilding is located to the rear of the gardens which provides additional external storage and is timber clad set beneath a pitched slate roof.

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

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating to radiators and electric heating to two bedrooms and the sitting room. **NOTE:** None of these services have been tested by the agent.

**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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