



DAVID
BURR

YORK COTTAGE
NAYLAND, SUFFOLK

Colchester North Station 6 miles, train journey time to London Liverpool Street from 50 minutes. A12 10 miles, Dedham 7 miles. Stansted Airport approximately 57-minute drive.

- An attractive three-bedroom detached Victorian property, unlisted
- Well-proportioned accommodation arranged over two floors
- Shaker-style fitted kitchen with Bosch appliances and pantry
- Spacious sitting room with dual-sided brick fireplace
- Dining room with pine doors and study recess
- Conservatory overlooking private gardens
- Situated in a highly regarded Nayland village within Dedham Vale AONB
- Principal bedroom with en suite shower room
- Separate high-specification family shower room
- Established low-maintenance gardens with gated access
- Allocated parking and vehicle access onto Stoke Road
- Walking distance to village amenities and easy access to Colchester, Ipswich, and London rail links

York Cottage Nayland, Suffolk

York Cottage is a charming three-bedroom detached Victorian home in the heart of Nayland, blending period character with modern comfort, including a shaker-style kitchen, dual-sided fireplace, conservatory, and en suite principal bedroom. Set within the Dedham Vale AONB, it offers low-maintenance gardens, private parking, and easy access to Colchester, Ipswich, and London, all within walking distance of village amenities.



SITUATION

Nayland is a thriving and picturesque village, well known for its timber-framed architecture and strong community atmosphere. The village benefits from a range of everyday amenities including a post office, convenience store, medical practice, and a well-regarded primary school, all within walking distance. For leisure, residents can enjoy two welcoming pubs, scenic riverside walks, and a host of local clubs and societies that contribute to a vibrant community spirit.

The location is ideal for both commuting and countryside living. Situated within Dedham Vale, made famous by Constable's paintings, the surrounding landscape offers unrivalled opportunities for walking, cycling, and outdoor pursuits. Colchester lies approximately six miles away, providing a wide selection of shops, schools, and cultural attractions, as well as a mainline rail service to London Liverpool Street in under an hour. Bury St Edmunds and Ipswich are also easily accessible, making Nayland a highly desirable setting for those seeking a balance of rural charm and modern connectivity.

DESCRIPTION

York Cottage is a delightful three-bedroom detached Victorian home, unlisted and full of period charm, set in an attractive position just a short walk from the centre of the sought-after village of Nayland. Positioned on the Suffolk-Essex border within the Dedham Vale Area of Outstanding Natural Beauty, the property offers a harmonious blend of character features and modern convenience. Arranged across two floors, the accommodation is generously proportioned and thoughtfully designed for comfortable living.

The ground floor opens from an inviting entrance hall into a shaker-style fitted kitchen with Bosch appliances and a practical pantry. The welcoming sitting room, featuring casement windows and a dual-sided brick fireplace, connects seamlessly to the dining room with pine doors and a study recess. A bright conservatory, added under the current ownership, provides a charming garden outlook. A utility room with cloakroom facilities

completes the downstairs accommodation. Upstairs, there are three spacious bedrooms, including a principal suite with en suite shower facilities, complemented by a high-specification family shower room.

Outside, the home is enhanced by established low-maintenance gardens, allocated parking with gated access from the rear, and vehicle access onto Stoke Road.

POSTCODE: CO6 4JD

IMPORTANT AGENTS NOTE:

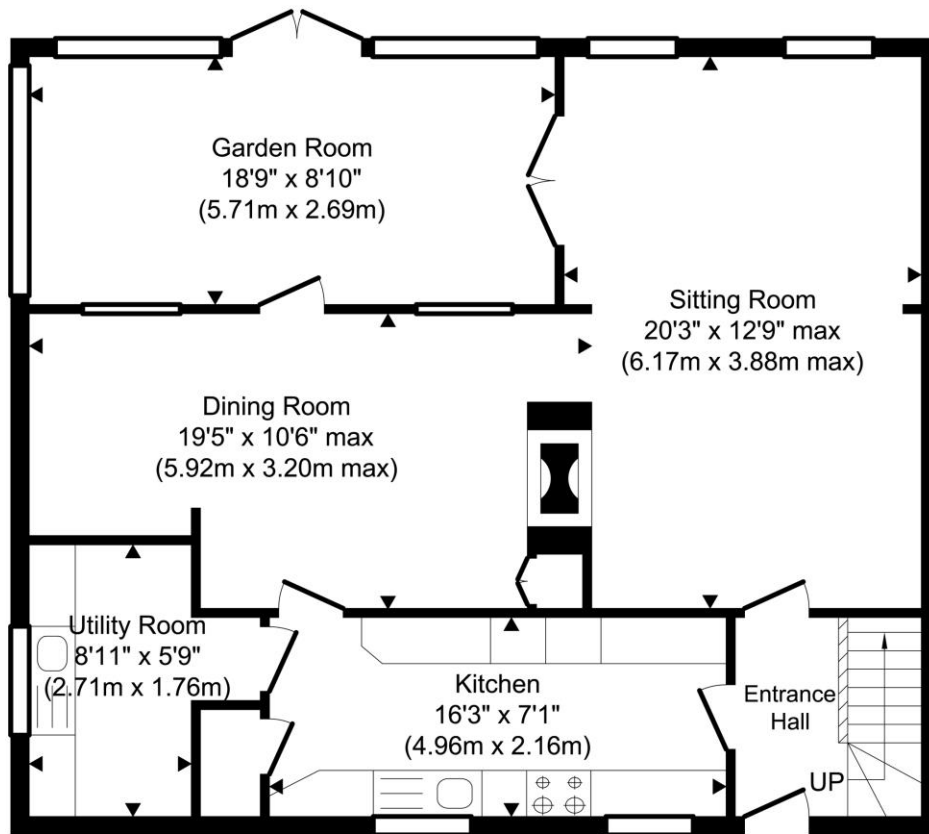
The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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

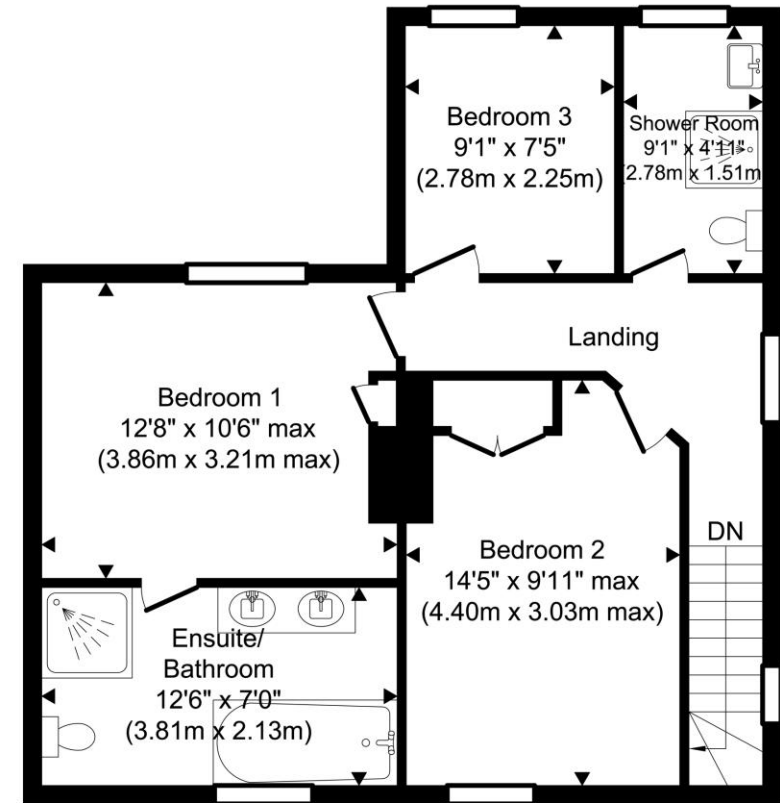
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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





Ground Floor
Approximate Floor Area
860.46 sq. ft.
(79.94 sq. m)



First Floor
Approximate Floor Area
576.62 sq. ft.
(53.57 sq. m)

TOTAL APPROX. FLOOR AREA 1437.09 SQ.FT. (133.51 SQ.M.)

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