



Fen Street
Nayland, Suffolk

DAVID
BURR

Stream House, 20 Fen Street, Nayland, Suffolk, CO6 4HT

Occupying a prominent position on one of Nayland's most sought-after streets, this exceptional Grade II listed detached cottage is a fine example of a period home that has been sensitively enhanced for modern living. Believed to have origins dating from the 16th century, with later 18th and 20th-century additions, the property displays an abundance of character throughout, including exposed ceiling timbers, historic studwork, fireplaces and Tudor brickwork.

Particularly notable are the generous ceiling heights and the successful combination of traditional craftsmanship with high-quality contemporary finishes.

The accommodation is beautifully presented and thoughtfully balanced, combining an abundance of period character with well-considered modern additions. The house opens into a characterful dining room, where exposed floorboards complement a traditional multi-door cast-iron stove set within an impressive inglenook fireplace, complete with a substantial metal canopy, oak bressummer and mantel. Exposed wall timbers and a sash window to the front further enhance the room's historic appeal.

The sitting room is equally rich in period detail, featuring a brick fireplace inset with a Stovax wood-burning stove, exposed timber studwork and a sash window overlooking the front.

To the rear, a superb garden room extension provides a striking yet sympathetic contrast to the older parts of the house. Exposed oak framing sits beneath a vaulted, timbered ceiling, while extensive glazing, including doors opening directly onto the garden, creates a wonderful sense of light and connection with the outside space.

The bespoke, hand-built kitchen forms an attractive focal point of the home and is believed to occupy the oldest part of the property. Historic timbered sections and a distinctive wall of exposed Tudor brickwork provide a wonderfully characterful backdrop to the Shaker-style cabinetry, comprising a thoughtful arrangement of wall and base units and drawers. An AGA, complemented by a conventional oven and newly fitted induction hob, offers excellent versatility, while granite work surfaces incorporate a one-and-a-half bowl sink with drainer. The kitchen leads through to a rear lobby with access to the gardens.

On the first floor, a delightful landing provides space for a small dedicated work area positioned beside the front-facing window. There are three double bedrooms, each displaying its own individual charm and character. One of the front bedrooms benefits from a modern en suite shower room, while the family bathroom has been elegantly finished with a slipper-style clawfoot bath, twin-basin washstand, separate shower enclosure with dual-head shower and an ornate high-level WC.

The gardens are a defining feature of the property and provide a remarkable degree of privacy and variety. Immediately adjoining the house is a formal walled garden with terrace, pergola, well and garden pond, creating an especially attractive setting for outdoor entertaining. A substantial studio/workshop provides excellent ancillary space, while beyond, a second and much larger section of garden has been thoughtfully planted to create a wonderfully secluded and natural environment. Pathways weave beneath established trees and through mature shrubs, grasses and shaded planting, producing a garden of considerable atmosphere and year-round interest.



Nayland is one of the area's most picturesque and historically significant villages, renowned for its period architecture, riverside setting and strong sense of community. The village offers a range of amenities including a parish church, public house, village shop and deli, primary school and local clubs, while the surrounding Dedham Vale countryside provides an exceptional backdrop for walking, cycling and outdoor pursuits. The River Stour forms an integral part of the local landscape and has long been associated with the artists of the Stour Valley.

The property's central village position is a key advantage, combining convenience with a rare riverside outlook.

Larger centres including Colchester, Sudbury and Ipswich are accessible by road, with mainline rail services available from Colchester and Manningtree for London Liverpool Street. The combination of generous accommodation, south-facing gardens, direct river frontage and a central village setting makes this a particularly rare opportunity within one of the region's most desirable conservation villages.



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:

WHAT3WORDS: ended.date.butterfly

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

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

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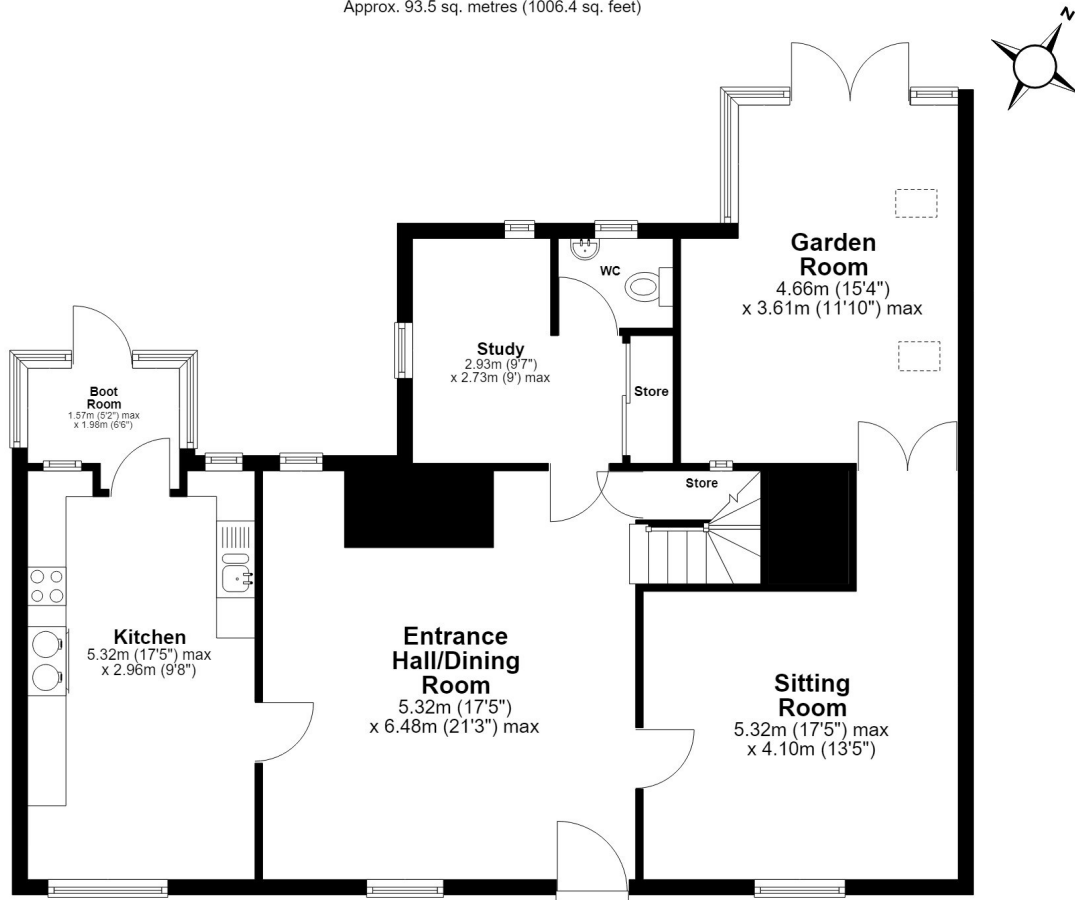


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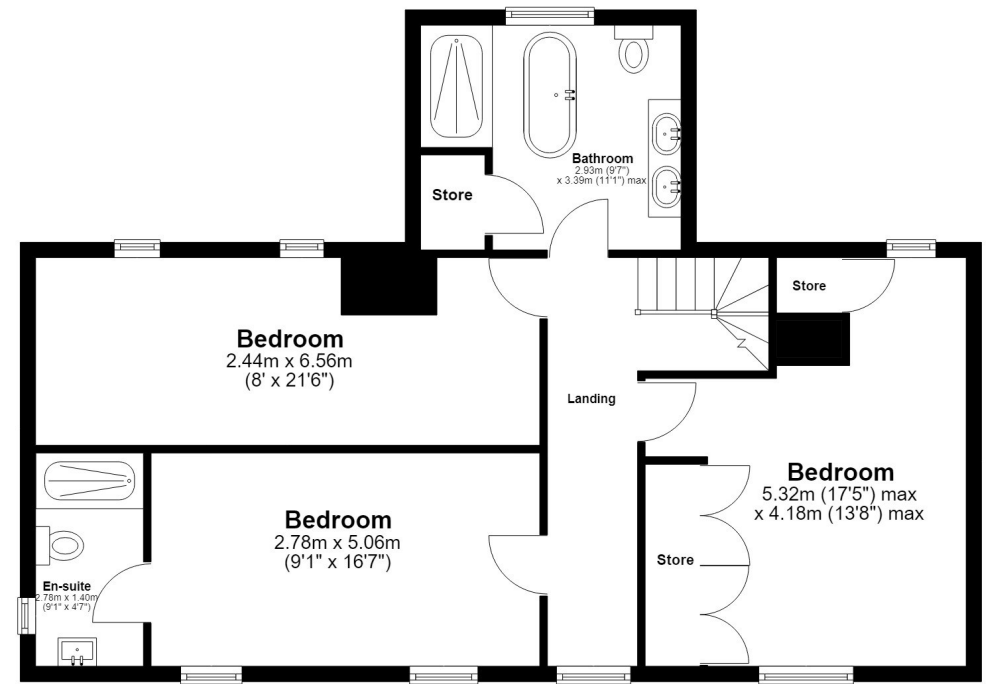
Ground Floor

Approx. 93.5 sq. metres (1006.4 sq. feet)



First Floor

Approx. 74.7 sq. metres (803.7 sq. feet)



Total area: approx. 168.2 sq. metres (1810.1 sq. feet)

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