

DAVID BURR

Thatcher's Cottage,
Stoke by Nayland, Suffolk









Thatcher's Cottage, Scotland Street, Stoke by Nayland, Suffolk, CO6 4QE

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 villages stores, a primary school 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.

A fine example of an eighteenth-century Thatcher's cottage, quintessentially chocolate box in its styling and lying within the Dedham Vale Area of Outstanding Natural Beauty, situated a short walk from the centre of the ever-popular village of Stoke by Nayland which lies on the Suffolk/ Essex border. Completed and refurbished to an outstanding specification blending a wealth of original period features, this individual opportunity is ideally suited as a principle residence or as a weekend home / additional property as currently being utilised as a holiday cottage. Retained period features include exposed brick flooring, vaulted ceiling, an Aga kitchen / breakfast room, an array of exposed timbers, studwork, doors complete with Suffolk latches all set beneath a thatched roof. Further benefits of the property include off-street parking, rear terracing and inviting gardens of approximately 0.25 acres embracing a south facing rear orientation abutting grazing land within the Tendring Hall Estate.

A picturesque Grade II listed, detached cottage lying within the Dedham Vale Area of Outstanding Natural Beauty with gardens of approximately 0.25 acres and off-street parking.

Original, part stained glass and timber door opening to:

ENTRANCE HALL: 6' 9" x 6' 7" (2.08m x 2.02m) Exposed brick flooring, array of timber and studwork, window to rear with original sliding shutter and base level storage door with Suffolk latch to:

SITTING ROOM: 17' 8" x 13' 7" (5.41m x 4.16m into fireplace) A charming room dual aspect with windows to front and rear, outstanding inglenook fireplace with inset gas fired stove, an oak bressumer beam and original bread oven. Parquet flooring throughout, secondary staircase off, door to:

INNER HALL: With exposed oak flooring, door with Suffolk latch to:

DINING ROOM/BEDROOM 3: 11' 8" x 10' 10" (3.57m x 3.31m) A versatile reception room afforded a dual aspect with windows to side and rear, oak flooring throughout and detailed range of exposed timber and studwork.

SHOWER ROOM: 7' 4" x 5' 1" (2.26m x 1.57m) A shower room adapted to provide en-suite facilities to a ground floor guest bedroom if so required, fitted with tiled flooring throughout, ceramic W.C. ceramic diamond Kohler wash hand basin with mixer tap over set within an oak unit with tiling above. Fully tiled separately screened walk in shower unit, window to front with blinds attached.

AGA KITCHEN/BREAKFAST ROOM: 17' 4" x 9' 9" (5.30m x 2.99m into recess) A distinctive country kitchen arranged around an oil-fired AGA with a matching range of soft close wooden fronted base units with chrome handles, granite preparation surfaces over and upstands above. The granite surfaces are complemented by a central oak top peninsula unit utilised as a breakfast bar with base level storage oak top units to rear, double depth ceramic butler, mix tap over and slim line dishwasher. Other

fitted appliances include a fridge, a freezer and washing machine. Further distinctive features include a vaulted oak-framed roof light, windows to side and rear and stable door opening to garden. Door with Suffolk latch and staircase off to:

First floor

MASTER BEDROOM: 16' 11" x 12' 0" (5.18m x 3.66m) Beautifully presented with distinctive central windows to front and rear framed by exposed timberwork on both sides. Exposed red-brick chimney breast, door with Suffolk latch to:

EN-SUITE SHOWER ROOM: 8' 0" x 7' 6" (2.45m x 2.30m) Fitted with ceramic W.C., Heritage wash handbasin within a base level unit, tiling above, shower unit to corner with chrome shower attachment, heated towel rail. Low level window to rear.

Secondary staircase (accessed via sitting room) rising to:

BEDROOM 2: 10' 11" x 9' 10" (3.35m x 3.01m) With substantial cross beam, range of further timberwork and afforded a dual aspect with windows to front and rear, hatch to loft. Door to:

EN-SUITE SHOWER ROOM: 6' 11" x 5' 1" (2.11m x 1.57m) Partly tiled and fitted with ceramic W.C., oval ceramic wash handbasin, base level units and fully tiled separately screened shower unit.

Outside

Located on the southern side of Scotland Street, this picturesque chocolate box cottage sits particularly well within its plot, enjoying ample road frontage in the form of a lawn verge with an area of off-street parking to the side of the property shared with a neighbouring cottage. Gated side access is provided to the enclosed rear garden which provides particularly distinctive undulation with a rear terrace, ideally placed to enjoy the mid-morning to evening sun complemented by borders of perennial plants, mature trees and various flower beds. A fenced border to side and rear provide additional privacy with a useful outbuilding / external store set to the rear of the plot and an outstanding view to both front and rear over land lying within the Tendring Hall estate.

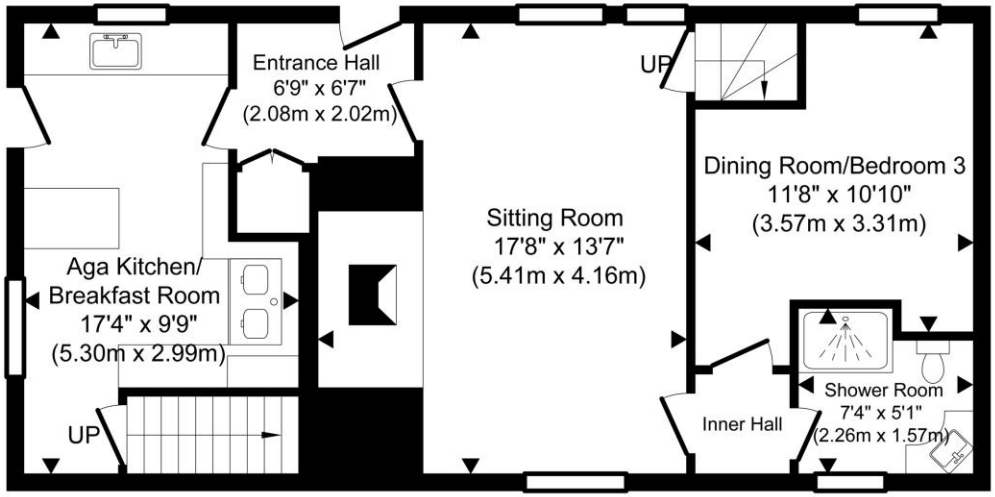
SERVICES: Mains water, drainage and electricity are connected. Oil-fired radiators. **NOTE:** None of these services have been tested by the agent.

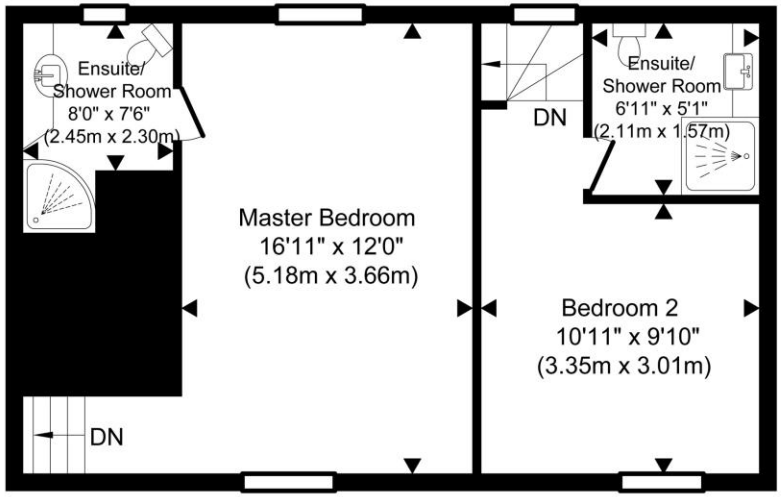
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

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.

Thatcher's Cottage, Scotland Street, Stoke by Nayland, Suffolk, CO6 4QE





Ground Floor
Approximate Floor Area
623.66 sq. ft.
(57.94 sq. m)

First Floor
Approximate Floor Area
483.73 sq. ft.
(44.94 sq. m)

TOTAL APPROX. FLOOR AREA 1107.39 SQ.FT. (102.88 SQ.M.)







