



DAVID
BURR

Church Street
Stoke By Nayland, Suffolk

2 Beech Cottages, Church Street, Stoke By Nayland, Suffolk

Beech Cottages is an exceptionally well presented two bedroom mid terrace Grade II listed cottage, occupying a central position within the highly regarded Suffolk village of Stoke-by-Nayland. Set on the Suffolk/Essex border within the Dedham Vale National Landscape, the property combines an abundance of historic character with thoughtfully considered modern finishes and has been further enhanced by a recent programme of redecoration.

The entrance features an attractive exposed brick flooring, which continues the property's strong sense of period charm from the outset opening into the characterful sitting room, a particularly welcoming reception space with a timber framed window to the front elevation, solid oak flooring and exposed structural timbers. A centrally positioned fireplace with inset wood burning stove and distinctive oak mantel forms an attractive focal point.

Steps descend to the lower level of the ground floor, with a characterful dining room with exposed ceiling timbers tiled floor, window to rear and door to garden and opening to the kitchen is fitted with a range of Shaker style cabinetry complemented by tiled flooring and exposed ceiling timbers. An oak door provides direct access to the outside, while a fully tiled wet room completes the ground floor accommodation.

The first floor is arranged around a central landing with exposed timber flooring and window to the front, and recessed LED lighting. Two well-proportioned double bedrooms enjoy casement windows to the rear elevations, with exposed framing and sections of traditional wattle and daub providing a distinctive reminder of the cottage's heritage. A centrally positioned cloakroom serves the first floor accommodation.

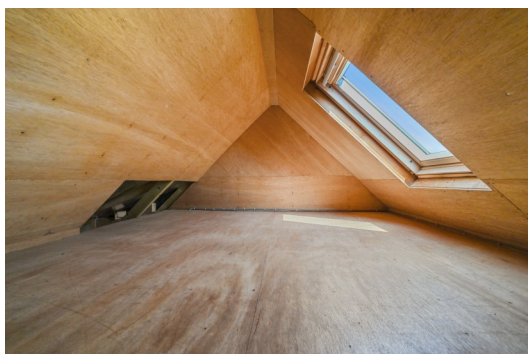
Outside, the property benefits from an attractively landscaped rear garden designed with ease of maintenance in mind. The garden provides an appealing setting for outdoor seating and entertaining, while an external studio with partially installed plumbing for w/c and a basin offers valuable additional space suitable for home working, hobbies or occasional ancillary.

- **Exceptionally well-presented Grade II listed period cottage**
- **Central position within the highly regarded village of Stoke-by-Nayland**
- **Situated within the Dedham Vale National Landscape**
- **Wealth of exposed timbers and historic architectural features**
- **Characterful sitting room with solid oak flooring**
- **Shaker-style kitchen with tiled flooring and external access**
- **Two well-proportioned double bedrooms**
- **Exposed wattle and daub framing to the first floor**
- **Low-maintenance landscaped rear garden**
- **Convenient access to village amenities and surrounding countryside**



Stoke-by-Nayland is one of the region's most sought-after villages, renowned for its picturesque historic centre, fine parish church and attractive collection of period buildings. The village offers a well-regarded range of amenities, including a village shop and post office, public houses, restaurants, a primary school and recreational facilities, creating a strong and welcoming village community.

The surrounding Dedham Vale National Landscape is celebrated for its gently undulating countryside, wooded valleys and extensive network of footpaths and bridleways. The property is ideally placed for exploring the Stour Valley and the wider Suffolk and north Essex countryside, while the nearby market towns of Hadleigh and Sudbury and the city of Colchester provide a broader range of shopping, educational and recreational facilities. Combining a central village setting, manageable accommodation and notable period character, Beech Cottages is likely to appeal to a broad range of purchasers, including first time buyers, downsizers and those seeking a distinctive country retreat.



AGENTS NOTE: The property is subject to a right in favour of a neighbouring property and benefits from a right of way over the neighbouring property.

TENURE: Freehold

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

EPC RATING: Grade II Listed

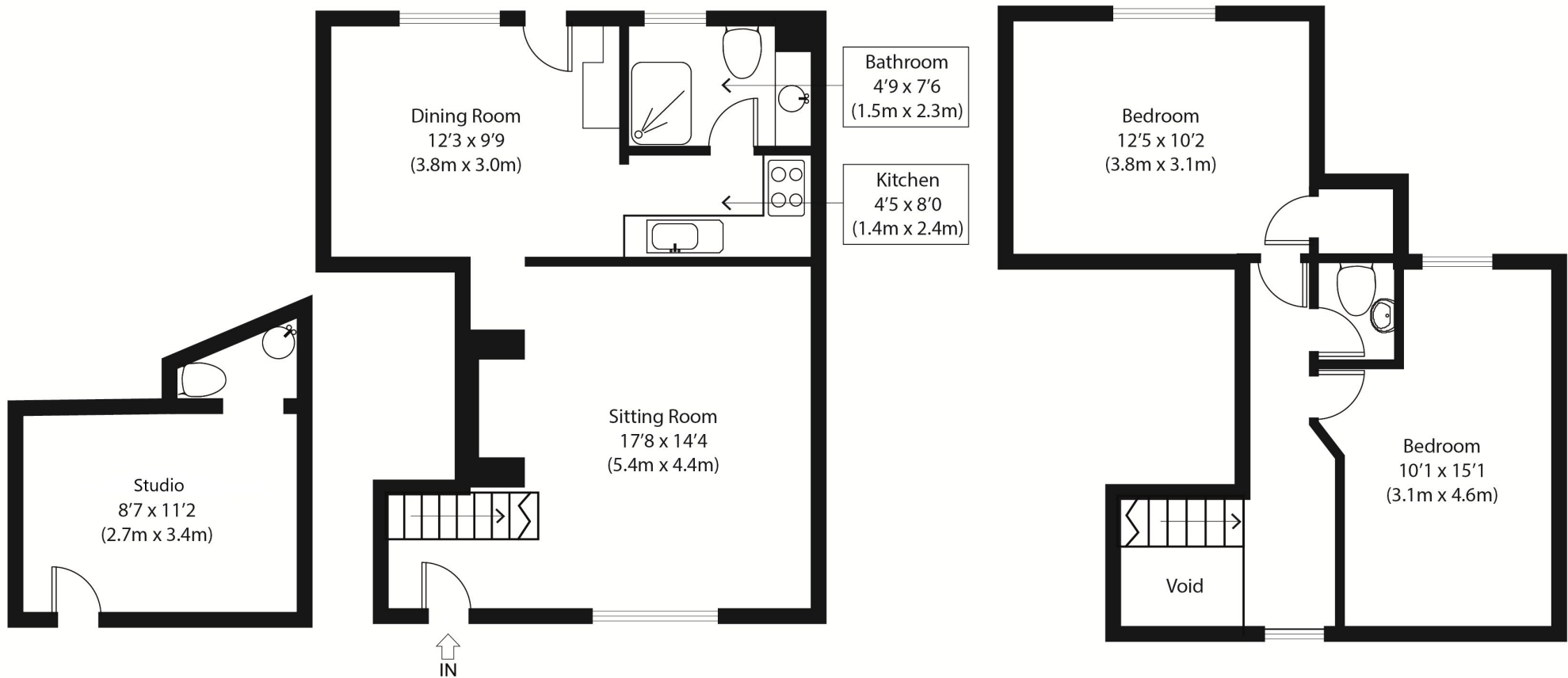
WHAT3WORDS: grafted.alley.producing

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

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.

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.



Ground Floor

First Floor

Approximate Gross Internal Area
 Outbuildings 100 sq ft (9 sq m)
 Main House 800 sq ft (74 sq m)
 Total 900 sq ft (84 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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