



Idano
Leavenheath, Suffolk

**DAVID
BURR**



Idano, Leavenheath, Suffolk, CO6 4PP

Leavenheath is a well-regarded village on the edge of Constable Country surrounded by land designated as being of outstanding natural beauty. The strong community supports many clubs, teams, a public house and a parish church. The 270-acre Arger Fen and Spouse's Vale nature reserve is set on the periphery of the village, comprising a 500-year-old ancient woodland, grassland and scrub maintained by Suffolk Wildlife Trust. The local catchment state primary school in Nayland is rated "outstanding" by Ofsted. The prestigious Stoke by Nayland golf and country club is approximately 2 miles distant. The city of Colchester with its main line rail link to London Liverpool Street station is 7 miles distant whilst the well-preserved market town of Sudbury is 7 miles distant.

• Substantial detached residence formed from two former cottages	• Approximately 0.95 acres of grounds
• Flexible internal layout with scope for reconfiguration or enhancement	• Edge of village position offering privacy and rural outlooks
• Four double bedrooms with multiple reception rooms	• Convenient access to Colchester, Sudbury and surrounding villages
• Character features including exposed timbers and period elements	• Mainline rail services to London from Colchester
• Single storey rear extension providing additional living space	• Located within easy reach of the Stour Valley and Dedham Vale AONB
• Extensive range of outbuildings with varied potential uses	• Opportunity for modernisation and value enhancement

Idano, 3–5 Stoke Road, is a substantial and characterful residential property occupying an edge-of-village position within the Suffolk parish of Leavenheath. The building now forms a single dwelling but has historically been arranged as two semi-detached cottages, offering significant flexibility for reconfiguration, subject to any necessary consents. Requiring comprehensive modernisation throughout, the property presents an excellent opportunity to create a sizeable family home or multi-generational accommodation.

In recent use, the property functioned as two two-bedroom cottages, providing four double bedrooms in total, complemented by two first-floor cloakrooms, two landing rooms and separate staircases. At ground floor level the accommodation includes two sitting rooms, two dining rooms and an inner hall, with No. 3 Stoke Road benefiting from a single-storey rear extension comprising a kitchen/dining room, rear hall, pantry and garden room. Externally, the brick-fronted elevations and evidence of exposed internal timbers suggest a considerably older core, adding to the property's period appeal.

The house is served by mains water, mains drainage and electricity, with heating provided by a single oil-fired boiler supplying radiators, supplemented by electric storage heaters to parts of the ground floor and throughout the first floor. The principal residence is further enhanced by an extensive range of outbuildings, including timber-framed external stores, animal shelters and open-fronted garage style buildings, offering excellent ancillary space for storage, hobbies or small-scale rural uses. The property sits within grounds extending to approximately 0.95 acres.

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TENURE: Freehold

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

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

WHAT3WORDS:

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

BROADBAND:

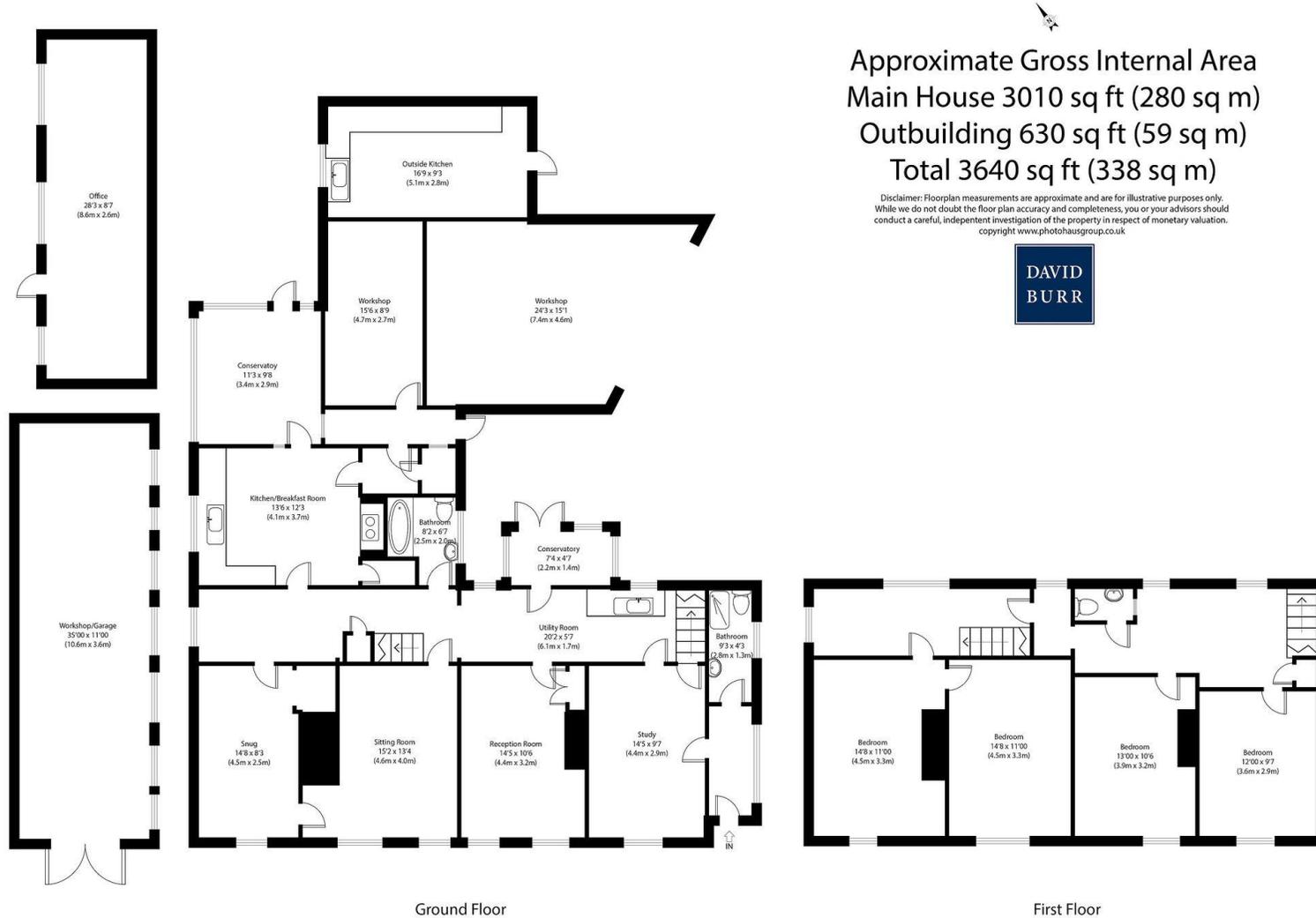
MOBILE COVERAGE:

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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Approximate Gross Internal Area
 Main House 3010 sq ft (280 sq m)
 Outbuilding 630 sq ft (59 sq m)
 Total 3640 sq ft (338 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



