



Brook House
Nayland, Suffolk

DAVID
BURR



Brook House, Nayland, Suffolk, CO6 4JS

Brook House occupies a particularly sought-after position on Water Lane, set within the heart of Nayland countryside and forming part of the Dedham Vale Area of Outstanding Natural Beauty. This highly regarded location is celebrated for its peaceful rural environment, picturesque landscapes and enduring appeal. The surrounding area is characterised by attractive detached homes, many of which are long held and rarely offered to the open market, reinforcing the exclusivity and long term desirability of the setting. Despite its tranquil position, the property is well placed for everyday amenities and connectivity. Nayland village offers a strong sense of community and local services, while Colchester provides a wider range of shopping, leisure and educational facilities. Highly regarded schooling options are readily accessible, including Nayland Primary School, Nayland's Littlegarth and Colchester's grammar schools. For commuters, Colchester North Station offers mainline rail services to London Liverpool Street, while the A12 provides convenient road links to London, Chelmsford and Ipswich, making Brook House ideally suited to those seeking countryside living without sacrificing accessibility.

- ❑ Detached five-bedroom country house of considerable character
- ❑ Unlisted former mill cottages combined into a single residence
- ❑ Idyllic riverside setting on the banks of the River Stour
- ❑ Grounds extending to approx. 7 acres
- ❑ No immediate neighbouring properties, offering excellent privacy
- ❑ Triple-aspect sitting room with exposed timbers and open fireplace
- ❑ Garden room with attractive views across gardens and river beyond
- ❑ Principal bedroom suite with dressing room and en-suite
- ❑ Ten vehicle garage, workshop and range of versatile outbuildings
- ❑ Mature, unoverlooked gardens with established willow trees
- ❑ Located within the Dedham Vale Area of Outstanding Natural Beauty
- ❑ Convenient access to well-regarded schools, Colchester and mainline rail services to London

Brook House, Nayland, Suffolk, CO6 4JS

Brook House is an unlisted five-bedroom detached residence, understood to have originated as two former mill cottages associated with the neighbouring Wiston Mill and subsequently combined to form a single, substantial home. Over time, the property has benefitted from a programme of extension, including the addition of a utility room and a first-floor bedroom, creating flexible and well balanced accommodation arranged over two floors.

Occupying a truly idyllic position on the banks of the River Stour, Brook House is set within grounds extending to in excess of five acres and enjoys a remarkable degree of privacy, with no immediate neighbouring properties. The house is of traditional lathe and plaster construction with later brick additions and, while offering considerable charm and character, would now benefit from a degree of modernisation and updating. Notable features include leaded light windows, an AGA equipped kitchen, storage heater heating system and attractive aspects over the established and unoverlooked rear gardens.

The ground floor accommodation is both characterful and well proportioned. A triple aspect sitting room is a particular highlight, enhanced by bay and casement windows, exposed ceiling timbers and a brick fireplace with open grill. A staircase rises from this room to the first floor. Further reception space is provided by a dining room featuring a central fireplace, exposed timbers and a panel glazed door opening to the rear. Completing the ground floor is a garden room, enjoying a particularly attractive outlook across the gardens with views towards the River Stour beyond.

At first floor level, five bedrooms are arranged around a central landing. The principal suite is complemented by a dressing room and en-suite shower room, while three further double bedrooms are positioned across the front elevation. A fifth bedroom offers excellent versatility as a study or home office. A separate family bathroom serves the remaining bedrooms.

Externally, the property is further enhanced by a very large garage that has held up to 10 vehicles, a range of versatile outbuildings including a stable and haystore, a workshop.

The extensive grounds bordering the River Stour form a significant part of the property's appeal. They comprise formal gardens, with a gently babbling brook running alongside the house and feeding an enchanting pond, which in turn flows into the River Stour. The property also enjoys a mature orchard set within meadowland, along with an additional field with established willow trees. In total, the grounds extend to approximately 7 acres. It should be noted that a public footpath crosses part of the land within the curtilage of the property.

Brook House, Nayland, Suffolk, CO6 4JS

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: absorb.still.taskbar

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

BROADBAND: The property is connected to broadband

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.



Brook House, Nayland, Suffolk, CO6 4JS

Approximate Gross Internal Area
Main House 2045 sq ft (190 sq m)
Outbuilding 1595 sq ft (148 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.photoshausgroup.co.uk

DAVID
BURR



