



DAVID
BURR

Bear Street
Nayland, Suffolk

Swan House, 80 Bear Street, Nayland, Suffolk, CO6 4HY

A striking four/five bedroom detached unlisted residence, uniquely designed and having unlisted status, enjoying an enviable setting on the southern side of Bear Street in the heart of the historic village of Nayland. Centrally positioned within this highly regarded Suffolk/Essex border village and lying within the Dedham Vale Area of Outstanding Natural Beauty, the property offers substantial and highly adaptable accommodation in excess of 3,300 sq ft, arranged over three floors and complemented by south facing gardens which extend to the River Stour.

The accommodation is introduced via an entrance hall with patterned tiled flooring and cloakroom off, opening in turn to an inner hall with herringbone patterned flooring. Steps descend to a generous sitting room, enjoying a southerly rear aspect, with open fronted fitted bookshelves and a marble fireplace with electric fire. A separate dining room enjoys a casement window range to the front, while the granite topped kitchen is fitted with a central island and Stoves oven, opening directly to a sun room with French doors to the gardens, the River Stour and the meadowland beyond.

The first floor accommodation is hugely flexible and is currently arranged to provide three double bedrooms, one with an en-suite bathroom, all served by extensive fitted wardrobe storage. A particularly distinctive first floor drawing room provides a wonderful elevated outlook across the south facing landscape, with views over the River Stour and adjoining meadows. A family bathroom suite, complete with separate shower and LED spotlights, further serves this floor. The second floor has been converted in recent years to create a substantial office/study with full height fitted storage, open fronted bookshelves and a high specification shower room, offering excellent scope for home working, guest accommodation or further bedroom use.

- **Substantial detached unlisted village residence with river frontage**
- **Centrally positioned on Bear Street in the historic village of Nayland**
- **Situated on the Suffolk/Essex border**
- **Located within the Dedham Vale Area of Outstanding Natural Beauty**
- **Extensive accommodation in excess of 3,300 sq ft**
- **Arranged over three floors with highly adaptable living space**
- **Four/five-bedroom configuration, ideal for working versatility**
- **South-facing sitting room with marbled fireplace**
- **Separate dining room and granite-topped kitchen with central island**
- **Sun room opening directly to the rear gardens**
- **First-floor drawing room with elevated views over the River Stour and meadowland**
- **Converted second-floor office/study high-specification shower room**



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. Electric heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: D

WHAT3WORDS: reporters.pillows.constants

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.

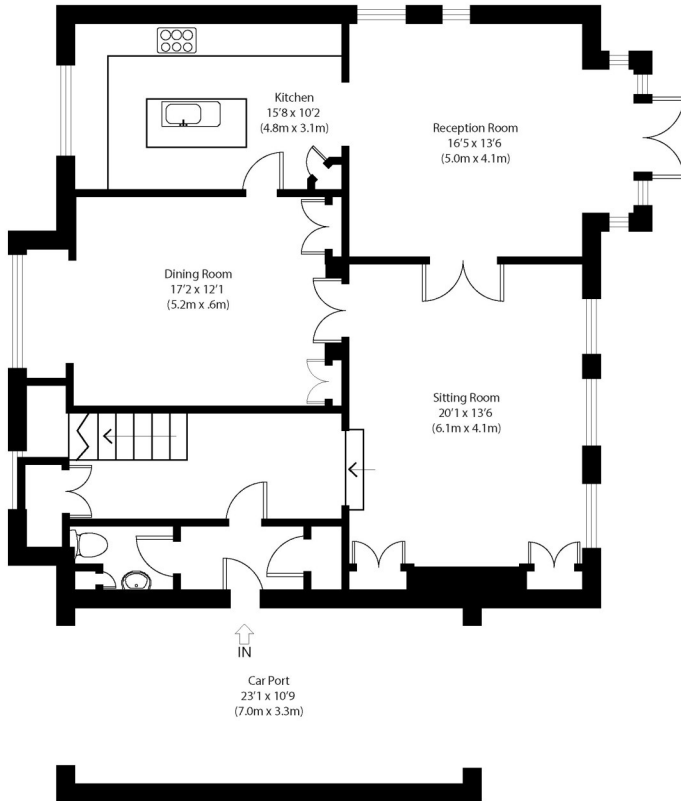
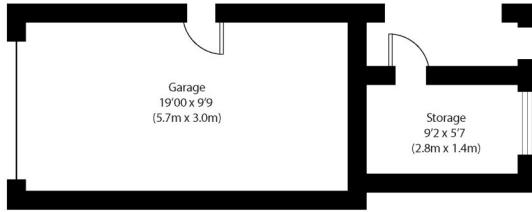
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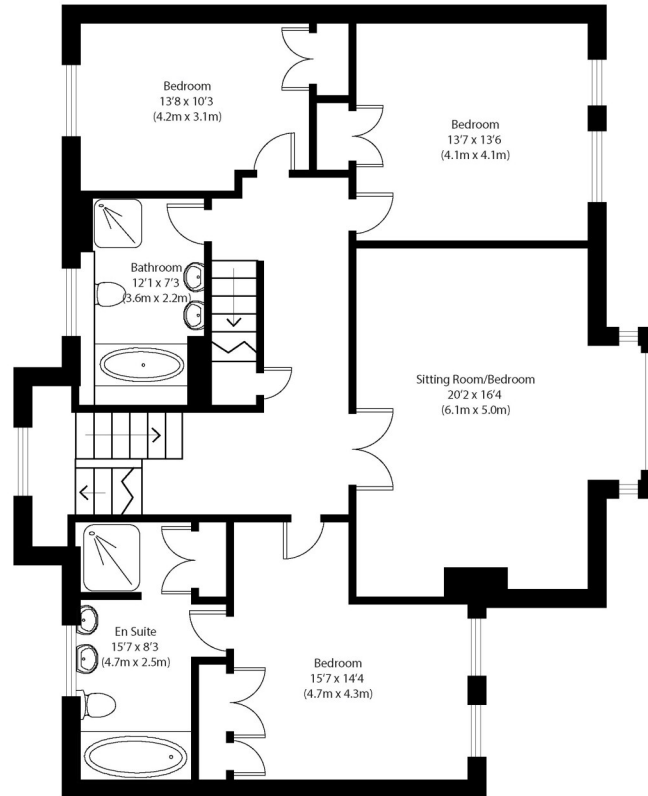


Approximate Gross Internal Area
Main House 3390 sq ft (315 sq m)
Outbuilding 240 sq ft (22 sq m)
Total 3630 sq ft (337 sq m)

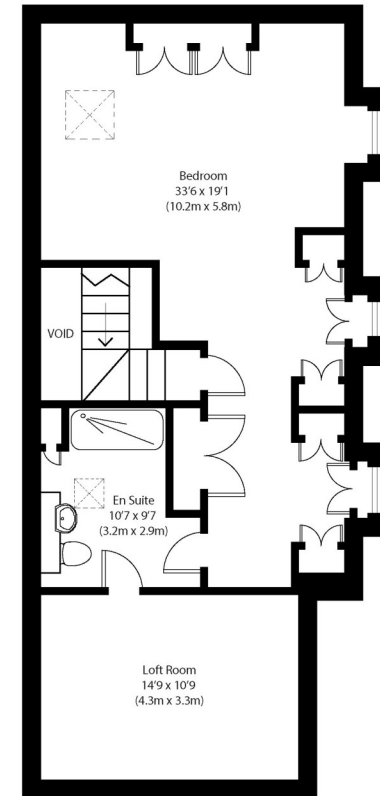
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Ground Floor



First Floor



Second Floor



