



DAVID
BURR

Scotland Street
Stoke By Nayland

1 Lilac Cottage, Scotland Street, Stoke By Nayland, CO6 4QF

1 Lilac Cottage is a picturesque Grade II listed semi-detached thatched cottage, enjoying an elevated position within the ever-popular Scotland Street, in the highly regarded village of Stoke by Nayland. Set within the Dedham Vale Area of Outstanding Natural Beauty, this charming “chocolate box” home is of considerable aesthetic appeal and has been thoughtfully improved during the current ownership.

The property offers a number of distinctive features including a thatched roofline, a traditionally styled country kitchen and oak flooring, all of which complement the character and charm of the original building. Offering accommodation in the region of 1085 sq ft including the outbuilding, the cottage is ideally suited to a single occupant, couple or those seeking a charming village retreat.

The ground floor accommodation comprises two reception rooms, providing flexible living and dining space, together with a kitchen/breakfast room forming part of a single-storey rear extension. This room is of particular note, enjoying views over the side gardens and providing a bright and attractive everyday living space. To the first floor are three bedrooms, complemented by a shower room.

Externally, the property benefits from private off-street parking for two vehicles, a particularly desirable feature for a period cottage in this village setting. The gardens are arranged over tiers and provide a charming outdoor environment, while the elevated position allows for breath-taking views across the surrounding valley.

- **Picturesque Grade II listed semi-detached thatched cottage**
- **Located within the Dedham Vale Area of Outstanding Natural Beauty**
- **Elevated position with breath-taking valley views**
- **Oak flooring complementing the cottage’s period character**
- **Accommodation extending to approximately 1085 sq ft**
- **Two ground floor reception rooms offering flexible living space**
- **Kitchen/breakfast room within a single-storey rear extension**
- **Three first floor bedrooms served by a shower room**
- **Private off-street parking for two vehicles**
- **Tiered gardens and walking distance to village pubs, post office, stores and countryside walks**



Stoke by Nayland is one of the area's most sought-after villages, well known for its attractive period architecture, strong sense of community and beautiful surrounding countryside. The property is within walking distance of the village's two public houses/ restaurants, post office and village stores, while extensive countryside walks can be enjoyed directly from the village within the Dedham Vale Area of Outstanding Natural Beauty.

The property's principal appeal lies in its rare combination of period charm, practical improvements, private parking and exceptional setting. With its thatched roofline, elevated position, valley views and access to village amenities, 1 Lilac Cottage offers an excellent opportunity for those seeking a characterful home in one of Suffolk's most desirable village locations.



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: TBC

WHAT3WORDS: taller.grape.views

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.

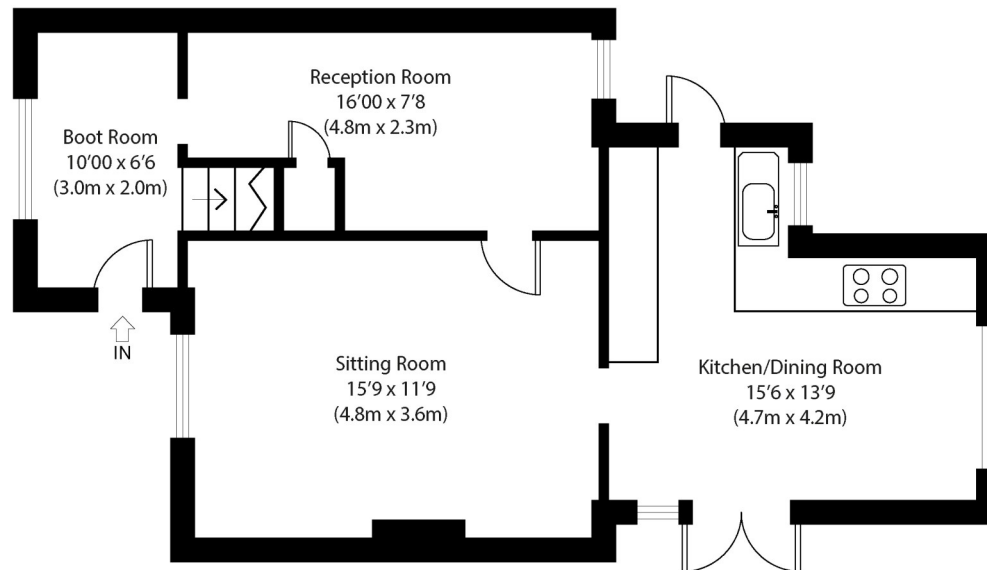
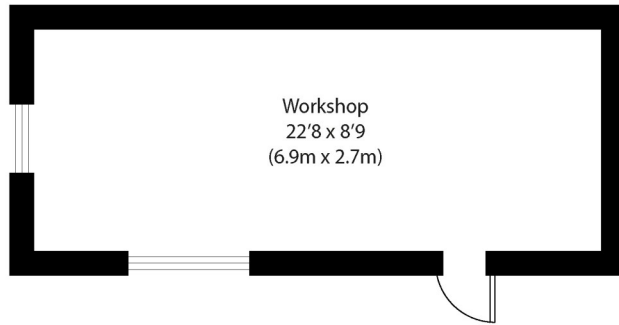
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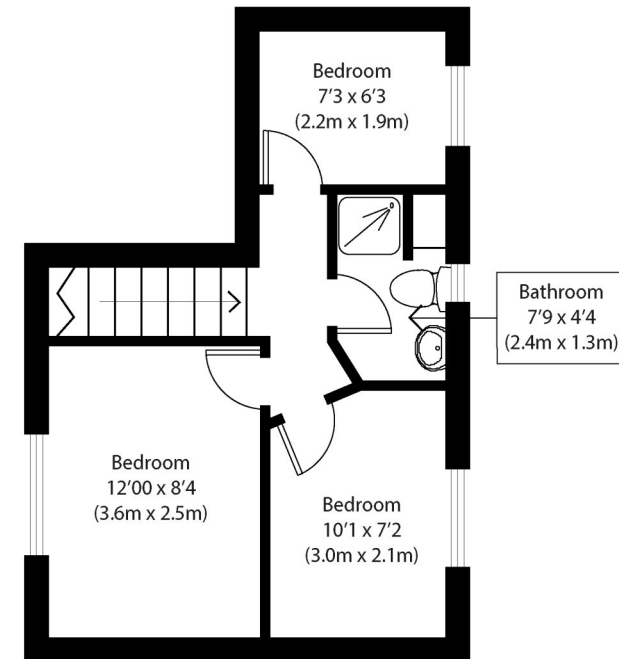


Approximate Gross Internal Area
Main House 880 sq ft (82 sq m)
Outbuilding 205 sq ft (19 sq m)
Total 1085 sq ft (101 sq m)

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



Ground Floor



First Floor

