



DAVID
BURR

School Street
Stoke By Nayland

1 Guildhall Cottages, School Street, Stoke By Nayland, Suffolk, CO6 4QT

Guildhall Cottages is an enchanting two bedroom, end of terrace Grade II* listed cottage, prominently positioned at the heart of the highly regarded village of Stoke by Nayland. Believed to date from the medieval period with a jettied front elevation, this historically significant home displays a wealth of character and architectural interest, with accommodation extending to approximately 1,000 sq. ft. across two floors.

The property is entered through a generously proportioned reception hall, where impressive ceiling heights of approximately 12 feet and an abundance of exposed timbers create an immediate sense of scale and heritage. From here, the accommodation opens into a dual aspect sitting room, featuring a corner fireplace together with Crittall leaded light windows that provide attractive natural light and views across the village setting. A staircase rises to the first floor, while the fitted kitchen is positioned toward the rear of the cottage.

The remainder of the ground floor accommodation comprises a useful under stairs storage cupboard, a rear hall and a bathroom. On the first floor, a linear landing provides access to two generously proportioned bedrooms, each benefiting from the distinctive proportions and character associated with a property of this age with a further useful room that can be utilised as a study or dressing room.

Outside, the cottage is complemented by a partly walled rear garden, providing an attractive and relatively private space in which to relax or entertain. A mature silver birch forms an appealing focal point within the grounds. Access to the rear is available over neighbouring properties.

Stoke-by-Nayland is one of the region's most admired villages, positioned close to the Suffolk–Essex border within the protected landscape of the Dedham Vale.

The village is renowned for its historic architecture, landmark church and picturesque rural surroundings, while also supporting an active community and a well-regarded Church of England primary school and nursery. The surrounding countryside is characterised by gently rolling farmland, ancient hedgerows, wooded valley slopes and scenic lanes, offering excellent opportunities for walking, cycling and the enjoyment of the wider Stour Valley landscape.

- **Highly significant Grade II* listed cottage**
- **Central location within Stoke-by-Nayland**
- **Approximately 1,000 sq. ft. of accommodation**
- **Two generously proportioned bedrooms**
- **Impressive entrance hall with approximately 12-foot ceilings**
- **Dual-aspect sitting room with corner fireplace**
- **Fitted kitchen and ground-floor bathroom**
- **Partly walled rear garden with mature silver birch**
- **Situated within the Dedham Vale protected landscape**
- **Conveniently placed for Colchester, Ipswich, Sudbury and the Suffolk/Essex border**





TENURE: Freehold

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

EPC RATING: E

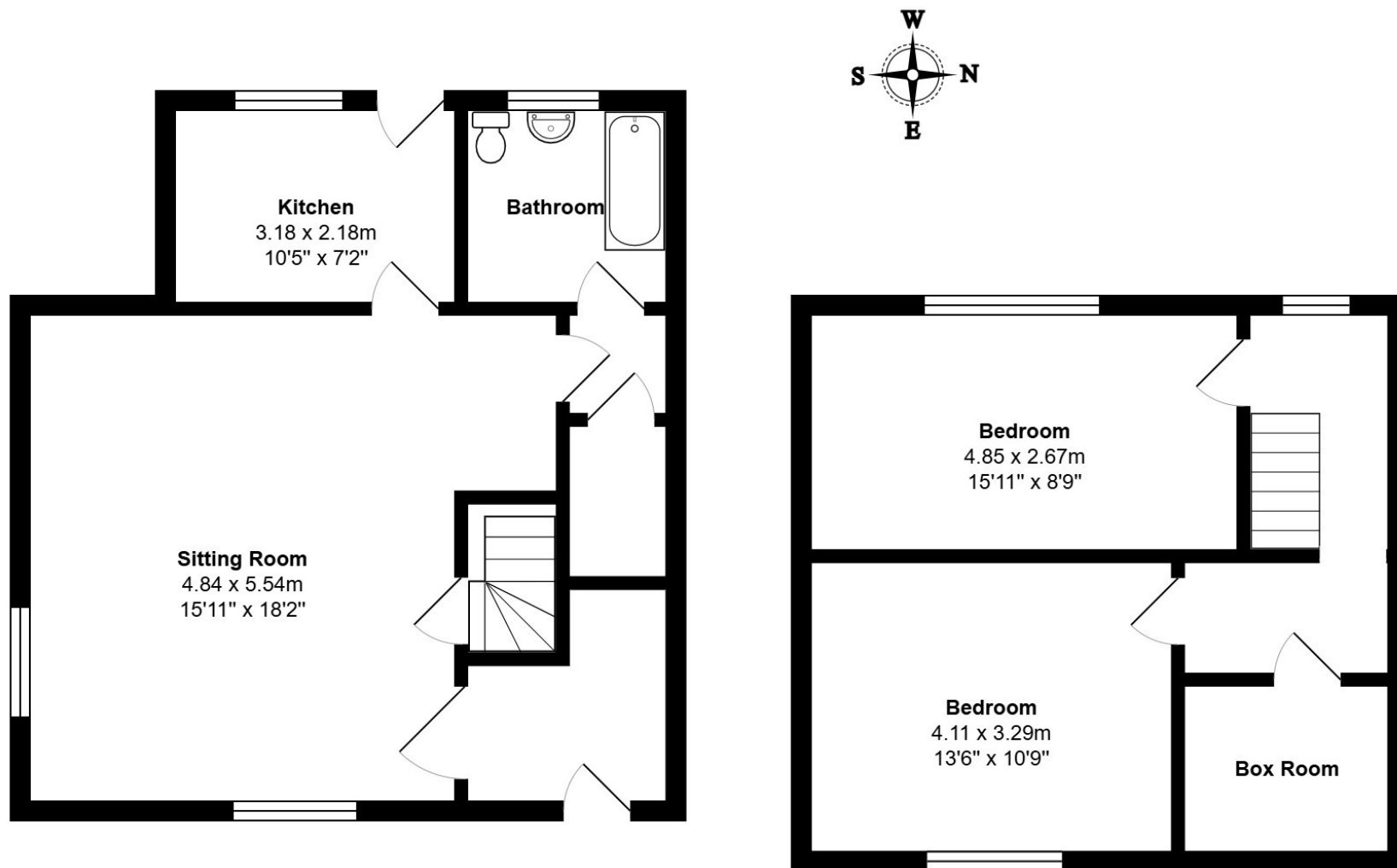
WHAT3WORDS: dolphins.swoop.loopholes

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.

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Total Area: 93.5 m² ... 1007 ft²

All measurements are approximate and for display purposes only

