



**Belynna Cottage**  
**Leavenheath, Suffolk**

DAVID  
BURR



# Belynna Cottage, Nayland Road, Leavenheath, Colchester, Suffolk, CO6 4PH

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 reserves are 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.

A three-bedroom detached property set within a total plot size of 1.6 acres enjoying an edge of village location within the well-regarded Suffolk parish of Leavenheath. Offering a well screened, private aspect set adjacent to open farmland with an established hedge and tree line border to the front elevation, additional screening to side and two dropped curbs. The outbuildings are comprised of a 60 ft principal storage barn and a 40 ft x 24 ft bungalow/barn. Further benefits to the property include a driveway set behind wrought iron gates with extensive parking facilities/yard to the rear and a total plot size of approximately 1.6 acres.

## **A three-bedroom detached bungalow set within 1.6 acres enjoying an edge of village location between Sudbury and Colchester and further benefitting from gated off-street parking and various outbuildings.**

**ENTRANCE HALL: 15' 5" x 3' 3"** (4.7m x 1.0m) Centrally situated with doors to the sitting room and bedrooms one and two.

**SITTING ROOM: 19' 8" x 11' 5"** (6.00m x 3.50m) A triple aspect room with two windows to the front, one to the side and a pair of sliding patio doors overlooking the garden. An open fireplace with painted Adams style surround and marble inset and hearth, two-night storage heaters.

**KITCHEN/DINING ROOM: 17' 0" x 10' 2"** (5.2m x 3.1m) A double aspect room with two windows to the side and one above, the sink to the rear all overlooking the gardens. The kitchen is fitted with a range of painted wall and base units with pinstripe highlights, and charcoal granite effect laminate working surfaces on three sides with multi-coloured tiled splashbacks. Equipped with a stainless-steel sink and drainer, eye level Hygeina double electric fan over, four ring ceramic hob with filter hood above. Spaces for washing machine, dishwasher, tumble dryer and full

height fridge/freezer. Dining area with painted tongue and groove panelling to waist level and modern storage heater, ceramic floor tiles and fluorescent lights.

**BEDROOM 1: 11' 5" x 9' 2"** (3.5m x 2.8m) With window to side overlooking the gardens, range of built in wardrobe cupboards on two sides. Electric panel heater.

**BEDROOM 2: 14' 5" x 6' 6"** (4.4m x 2.0m) With window to side, electric panel heater and wardrobe recess at one end.

**REAR HALL: 9' 2" x 2' 11"** (2.8m x 0.9m) UPVC patterned glazed entrance door, linen store housing hot water cylinder and doors to bedroom three, bathroom and the kitchen.

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**BEDROOM 3: 11' 11" x 8' 10"** (3.65m x 2.7m) With window to side, built in wardrobe cupboard and electric panel heater.

**BATHROOM: 6' 6" x 5' 10"** (2.0m x 1.8m) With suite comprising panelled bath with mixer tap and shower attachment over with glass shower screen, pedestal hand basin with mixer tap and low flush WC. Walls fully tiled in Roman marble effect with waistline highlight, vinyl flooring, pattern glazed window and Dimplex wall mounted fan heater.

## Outside

**ANNEXE: 40' 0" x 5' 10"** (12.2m x 1.8m) Of weatherboarded block construction under a pitched corrugated roof with the walls fully plaster board dry lined and insulated, in addition to leaded light windows. This building has been partitioned internally to create an annexe bungalow with concrete screen floors and stud partition but not yet completed.

**MAIN BARN: 60' 4" x 16' 4"** (18.4m x 5.0m) A substantial barn building of concrete block construction, timber framed upper walls under a pitched corrugated roof. Divided into two parts with vehicle and private doors and windows. Power and light connected.

Additional structures of note include two timber sheds, greenhouse. Two concrete bases which previously houses further outbuildings.

The main entrance is at the centre of the plot with a pair of curved brick walls sweeping into a pair of wrought iron gates. There is a further access (with dropped kerb) and a pair of gates in the hedge at the northern side of the plot. The shingled driveway sweeps in passing the bungalow on the right with a parking area in front and then round to a large area with space for multiple cars or larger vehicles to the rear by the outbuildings. At the front of the bungalow, screened from the road by fence and hedge with an 8ft hedgerow down the side is a formal lawn with shrubs which runs down beside the bungalow giving private gardens. Opposite the side of the

bungalow is the main lawn with a large weeping Willow tree, Conifers and fruit trees sweeping right down to the far end with fenced and hedged boundaries.

**SERVICES:** Mains water and electricity are connected. Private drainage.

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

**TENURE:** Freehold

**EPC RATING:** E

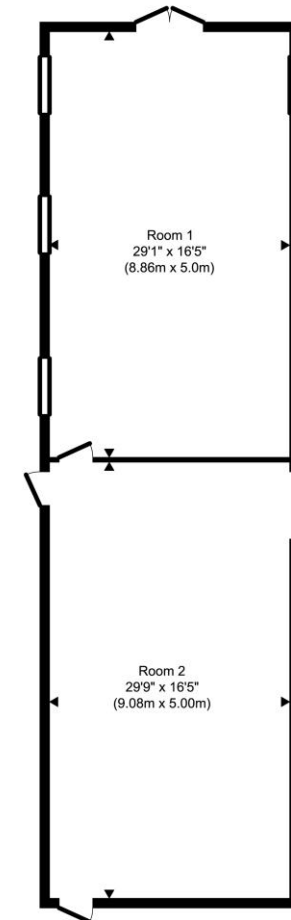
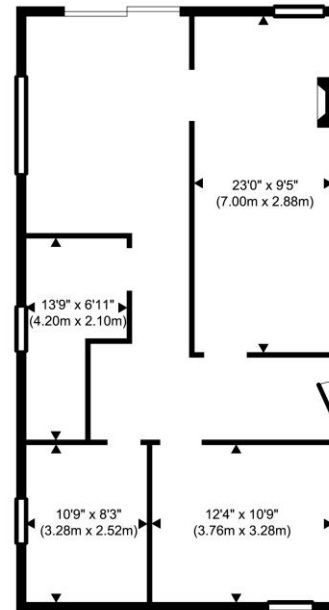
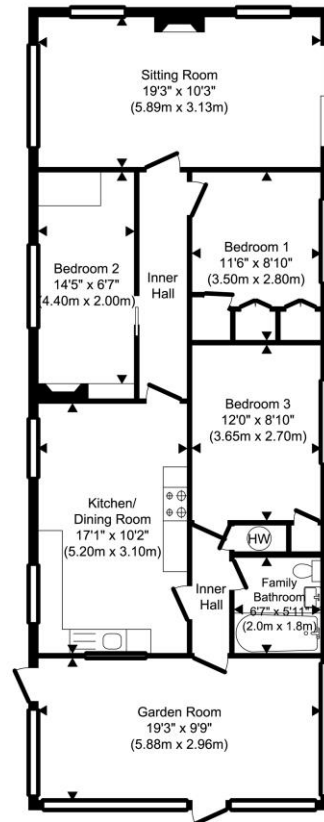
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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