



**1 Maltings Cottage**  
**Stoke by Nayland, Suffolk**

**DAVID  
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# 1 Maltings Cottage, School Street, Stoke by Nayland, Colchester, Suffolk, CO6 4QU

Stoke by Nayland is one of the areas most favoured villages standing on the edge of a designated Area of Outstanding Natural Beauty captured in paintings by Gainsborough and Constable. There are two award winning restaurants, a post office with village stores, a primary school and an imposing parish church complemented by a variety of medieval architecture. The A12 is 8 miles and Colchester, with its comprehensive range of amenities and commuter rail link to London Liverpool Street Station, is 9 miles.

A two-bedroom Grade II\* listed end of terrace period cottage set amidst a picturesque street scene within the historic parish of Stoke by Nayland. One of the most recognisable and attractive buildings within the county, 1 Maltings Cottage is understood to have been previously owned by the National Trust and enjoys a central village location within the ever-popular village of Stoke by Nayland. Lying with the Suffolk/Essex border and within the Dedham Vale Area of Outstanding Natural Beauty, the property offers an accommodation schedule of approximately 850sq ft arranged over two floors. Set adjacent to the parish church of St Mary, the churchyard and of timber framed construction with notable period features including evidence of mullion windows, a brick fireplace with wood burning stove, leaded light windows with secondary glazing, chamfered timber work and a single storey rear extension. Ideally suited as either a principal residence or additional home/weekend property with further benefits including garaging, off-street parking, and partly walled gardens with a distinctive garden well.

## **A Grade II\* listed two-bedroom period cottage enjoying a central village location within the historic village of Stoke by Nayland, lying within the Dedham Vale Area of Outstanding Natural Beauty and further benefitting from two reception rooms, garaging and off-street parking.**

Leaded light glazed timber door opening to:

**ENTRANCE HALL: 9' 4" x 7' 0" (3' 10")** (2.86m x 2.14m (narrowing to 1.19m)) With part tiled flooring throughout and door to linen store housing water cylinder with useful fitted shelving. Further door to store room providing useful space for cloaks cupboard and oak door with suffolk latch opening to:

**DINING ROOM: 14' 9" x 12' 9"** (4.50m x 3.91m) Forming part of a single storey rear extension with sliding patio door affording views across the gardens and churchyard beyond. Oak serving hatch through to the kitchen, exposed central ceiling timber, staircase off and door to store room with useful fitted shelving. Door with suffolk latch opening to:

**SITTING ROOM: 13' 10" x 11' 6"** (4.24m x 3.52m) With leaded light casement window range to front with secondary glazing, heavy timber door and exposed ceiling timbers. Brick fireplace with inset wood burning stove, tiled hearth, and mullion window.

**KITCHEN: 11' 5" x 8' 0"** (3.48m x 2.44m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Double stainless steel single sink unit with mixer tap above, window range to rear affording views across the gardens and churchyard beyond. Fitted appliances include a DeLonghi base level oven, four ring ceramic hob and space and plumbing for fridge and freezer.

**GROUND FLOOR BATHROOM: 7' 6" x 6' 3"** (2.30m x 1.91m) Partly tiled and fitted with ceramic WC, wash hand basin and a fully tiled bath with shower attachment over.

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**INNER HALL:** With fitted storage unit, hatch to loft and door to boiler room housing oil fired boiler.

## First floor

**LANDING:** With exposed timber work and oak door with suffolk latch opening to:

**BEDROOM 1: 11' 8" x 9' 6"** (3.56m x 2.91m) With leaded light window range to front, secondary glazing, exposed wall timbers and evidence of a mullion window.

**BEDROOM 2: 8' 6" x 8' 5"** (2.61m x 2.59m) With exposed wall timbers, window to rear affording views across the churchyard and mid-height fitted storage unit with attached hanging rail. Obscured glass feature glazing through to landing and hatch to loft.

## Outside

Located on School Street, the property is instantly recognisable as part of a terrace of Grade II\* listed Maltings Cottage, understood to have previously been part of a larger hall house. The cottage benefits from a gated front access with a brick paved walkway opening to further side access with flourishing wisteria and low-level timber framed garden store. Opening into the principal gardens is a single expanse of lawn with dense border planting, covered well and gated rear access.

**GARAGE: 19' 7" x 8' 10"** (5.97m x 2.71m) With electric up and over door to front, light and power connected, inspection pit and personnel door to side. The roof space of the garage has enjoyed conversion and is ideally suited as external office space, if so required.

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

**EPC RATING:** F. A copy of the energy performance certificate is available on request.

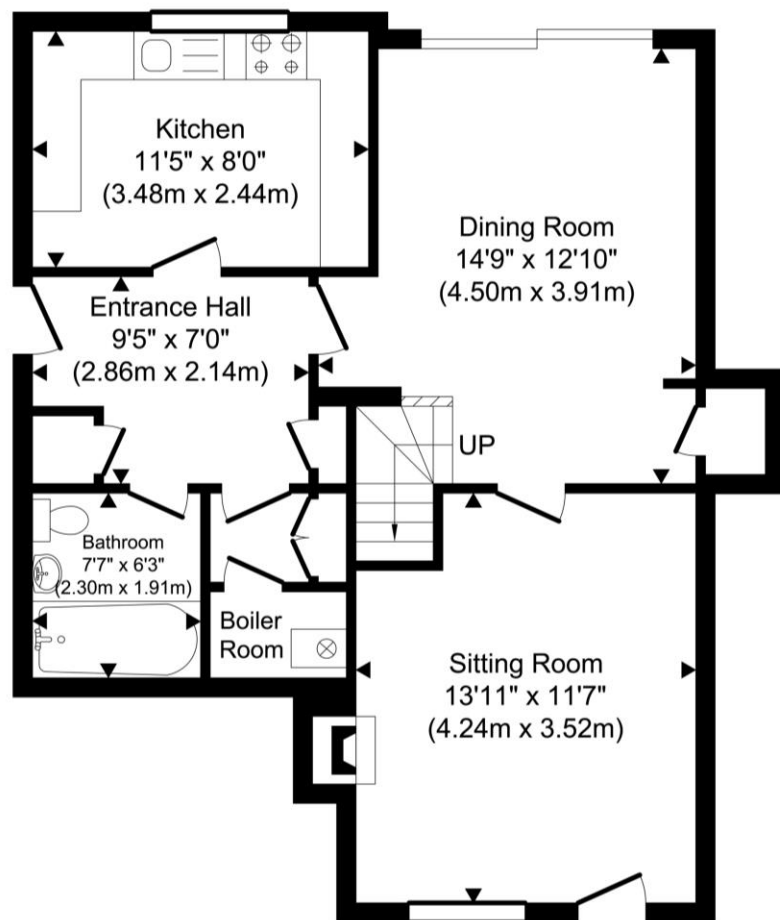
**WHAT3WORDS:** parading.restored.contacts

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

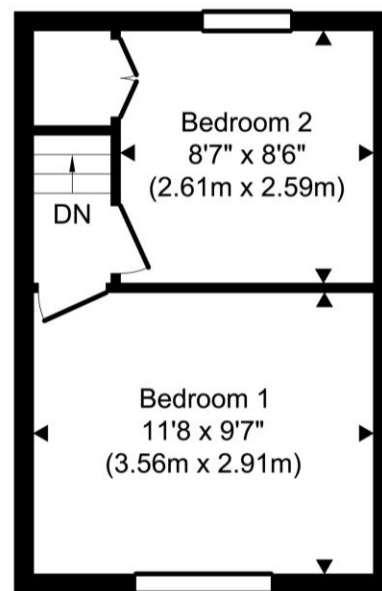
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

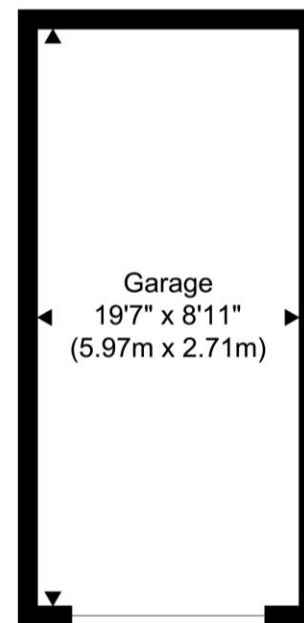
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Ground Floor  
Approximate Floor Area  
588.57 sq. ft.  
(54.68 sq. m)



First Floor  
Approximate Floor Area  
212.91 sq. ft.  
(19.78 sq. m)



Garage  
Approximate Floor Area  
174.05 sq. ft.  
(16.17 sq. m)

TOTAL APPROX. FLOOR AREA 975.53 SQ.FT. (90.63 SQ.M.)

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