



Malt Cottage
Nayland, Suffolk

**DAVID
BURR**

Malt Cottage, 11 Stoke Road, Nayland, Suffolk, CO6 4JD

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, hairdresser, post office, a village shop with coffee shop, a church and a public house. Nayland is situated in an Area of Outstanding Natural Beauty and was named in the 'Top 30 Places to Live in The UK Countryside'. The market town of Sudbury is nine miles, Ipswich 16 miles and Colchester approximately six miles providing a comprehensive range of amenities and a commuter rail link to London Liverpool Street station.

The larger of a pair of Grade II listed semi-detached properties originally forming a 15th century hall house, a short walk from the centre of the picturesque village of Nayland, located on the Suffolk/Essex border. Extensively refurbished and extended by a master craftsman in recent year the accommodation is comprised of three varied yet most characterful rooms, each presented with a focus on original features, period detailing and ease of living. Enjoying two first floor double bedrooms and a family bathroom the property further benefits from gated off-street parking and south facing gardens.

An outstanding period restoration benefitting from gated off-street parking and south facing gardens.

Entered via a low lying entrance porch:

ENTRANCE HALL: 5.48m x 2.17m (17' 11" x 7' 1" **narrowing to 3' 10"**)

An inviting approach with exposed brick flooring throughout and benefitting from underfloor heating, panelling, a vaulted roofline and window to rear. Completed in a rendered finish with stained glass window and staircase off. Opening to:

DINING ROOM: 3.40m x 2.71m (11' 1" x 8' 10") With exposed timbered flooring and enjoying a private setting to the rear of the property with French doors opening to the terrace and gardens beyond.

KITCHEN: 3.84m x 2.47m (12' 7" x 8' 1") With stone tiled and part timbered flooring throughout, fitted with a range of wooden base units with worktops over and tiling above. Central Belfast ceramic sink unit with mixer tap over, sliding slash window to rear and further useful fitted corner unit. Two door double oven within a recessed fireplace, stable door to outside and step up to:

SITTING ROOM: 4.87m x 3.37m (15' 11" x 11' 0") A charming room enjoying a dual aspect with window to front and sliding sash window to side,

brick flooring throughout, recessed inglenook fireplace with oak bressumer beam over and chamfered ceiling timbers.

GARDEN ROOM: 3.00m x 2.57m (9' 10" x 8' 5") Forming part of a single storey addition to the property with a notable theme of oak throughout with flooring, doors opening to terrace and panelling.

SHOWER ROOM: Fitted with WC, wash hand basin and fully tiled separately screened shower unit with chrome attachment and window to front.
First floor

LANDING: With exposed oak flooring, door to linen cupboard and further door to:

MASTER BEDROOM: 4.93m x 3.30m (16' 2" x 10' 9") Set beneath a vaulted roofline with an array of exposed timber work, window to front.

BEDROOM 2: 3.86m x 3.37m (12' 7" **maximum** x 11' 0") Exposed timbered flooring and useful corner recess.

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FAMILY BATHROOM: 2.56m x 2.50m (8' 4" x 8' 2" maximum) With part tongue and groove panelling, WC, wash hand basin within an oak fronted unit. Freestanding bath with chrome shower attachment and window to rear.

Outside

The property is conveniently situated within the village, walking distance to the range of amenities and facilities on offer. The terrace and rear gardens are both hugely inviting features of this outstanding period property, embracing a southerly aspect providing various seating areas with canopies, a diverse range of plants and shrubs with an area of off-street parking to rear with gated side access.

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

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 99.69 SQ.M. (1073.05 SQ.FT.)

