



DAVID  
BURR  
FOR SALE  
01206 263007

DAVID  
BURR

BAY HOUSE  
NAYLAND, SUFFOLK







# Bay House, 5 Court Street, Nayland, Suffolk, CO6 4JL

The historic village of Nayland is one of the area's most highly regarded villages. There is a primary school, doctors' surgery, dental practice, post office, a village shop, family butcher, a church, hairdressers and a public house. The village was noted by Country Life in 2016 as one of the 50 best places to live near London. The market town of Sudbury is 9 miles, Ipswich 16 miles and Colchester about 6 miles providing a comprehensive range of amenities and a commuter rail link to London's Liverpool Street station.

A beautifully restored four storey Georgian residence of significant stature occupying a central location within the ever-popular village of Nayland, located within the Dedham Vale Area of Outstanding Natural Beauty and on the Suffolk/Essex border. Improved by the current owners and presented to the most exemplary standards this imaginative property blends individual period features including sash windows, fireplaces, exposed timberwork and doors complete with Suffolk latches combining with contemporary additions including oak flooring with underfloor heating, limestone shower rooms, an air-source heat pump and bespoke storage units. Having been adapted by the current owners to create a two bedroom, one bathroom and one shower room property, the accommodation further benefits from three formal reception rooms, courtyard garden and gated side access.

## A beautifully restored Grade II listed Georgian central village property refurbished to an exceptional standard.

Panel glazed timber door opening to:

**ENTRANCE HALL:** With step up and door to:

**SITTING ROOM: 14' 8" x 13' 10"** (4.49m x 4.22m) Enjoying an easterly front aspect with sash window to front, deep skirting and central fireplace with stone tiled hearth, wooden surround and mantle over. Recessed Victorian corner units, opening to:

**DINING ROOM: 14' 6" x 8' 10"** (4.44m into fireplace x 2.71m) Providing a central reception room with sliding sash window to rear and plantation shutters, central fireplace with a stone tiled hearth, wooden surround, mantle over and inset wood burning stove. Bespoke recessed storage sits either side of the fireplace with further features including deep skirting, staircase off and door to useful under stair storage recess. Opening to:

**GALLEY KITCHEN: 16' 5" x 5' 5"** (5.02m x 1.67m) Comprising a matching range of soft-close base and wall units including pull-out pan drawer and obscured glass fronted wall units. Stainless steel single sink unit with mixer tap over and Siemens oven with four-ring ceramic hob and extraction above, fitted appliances include a fridge, freezer, Siemens dishwasher, washing machine and water softener. Exposed timber work, windows to side with internal shutters, low-level storage and door to courtyard garden. Further timber door with Suffolk latch opening to:

**CLOAKROOM:** Fitted with ceramic WC, pedestal wash hand basin, wall-mounted heated towel rail and window to front.

### Lower ground floor

**MEDIA ROOM: 18' 11" x 9' 10"** (5.78m x 3.01m) A versatile space with engineered oak flooring and underfloor heating, LED spotlights and recessed low-level storage.

# Bay House, 5 Court Street, Nayland, Suffolk, CO6 4JL

## First floor

**LANDING:** Features including tongue and groove panelling, door to storeroom and further door to linen cupboard housing pressurised water cylinder. Two windows to rear, internal shutters and door to:

**DRAWING ROOM: 16' 11" x 12' 4"** (5.16m x 3.76m) An elegant room enjoying an outstanding front aspect with sash windows to front, deep skirting and recessed storage.

**BEDROOM 2: 16' 1" x 6' 9"** (4.91m x 2.07m) With impressive ceiling heights of approximately 8ft, window to side with internal shutters. A fitted wardrobe is set on a raised base with further storage space above. Electric underfloor heating

**SHOWER ROOM: 7' 11" x 5' 6"** (2.42m x 1.69m) With limestone tiling throughout, wall-hung WC, Heritage wash hand basin with waterfall tap and set within a floating unit, mirror with lighting above, heated towel rail and electric underfloor heating. Step up to wet room with central chrome waterfall shower attachment.

## Second floor

**LANDING:** With spotlights, window to rear affording elevated views and door to:

**MASTER BEDROOM: 14' 9" x 11' 9"** (4.52m x 3.60m) With two sash windows to front affording elevated views over surrounding gardens, full width recessed wardrobe and shelving with a range of bespoke units.

**BATHROOM: 9' 3" x 8' 2"** (2.82m x 2.49m) Completed to an exceptional standard with a limestone tile finish, wall-hung ceramic WC, bidet, ceramic wash handbasin with waterfall tap over within a base unit, steps up to wet room with ceiling-mounted shower attachment, heated

towel rail, electric underfloor heating, bespoke recessed shelving and window to rear with internal shutters. Recently fitted bath with waterfall tap and hand rails.

## Outside

The property further benefits from a rear courtyard with pamment continental style brick flooring, range of potted plants, boundary wall and adjacent access to side.

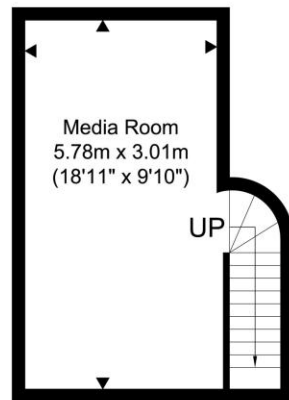
**SERVICES:** Mains water, drainage and electricity are connected. Underfloor heating to lower ground floor, bedroom two, shower room and bathroom. Main heating provided effectively via efficient air-source heat pump. **NOTE:** None of these services have been tested by the agent.

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

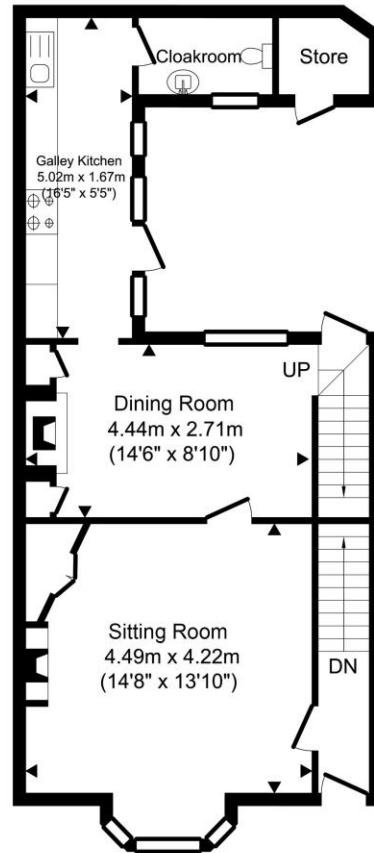
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

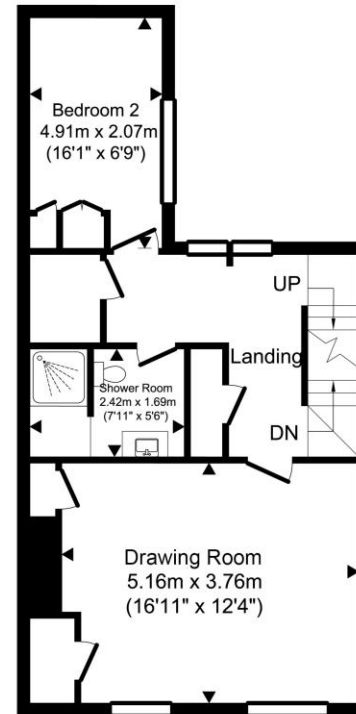
# Bay House, 5 Court Street, Nayland, Suffolk, CO6 4JL



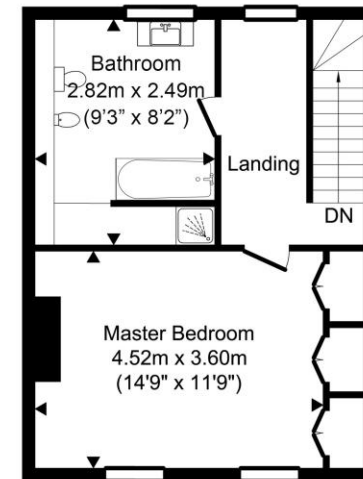
Lower Ground Floor  
Approximate Floor Area  
218.83 sq. ft.  
(20.33 sq. m)



Ground Floor  
Approximate Floor Area  
559.61 sq. ft.  
(51.99 sq. m)



First Floor  
Approximate Floor Area  
473.07 sq. ft.  
(43.95 sq. m)



Second Floor  
Approximate Floor Area  
390.40 sq. ft.  
(36.27 sq. m)

TOTAL APPROX. FLOOR AREA 152.54 SQ.M. (1641.92 SQ.FT.)  
Produced by [www.chevronphotography.co.uk](http://www.chevronphotography.co.uk) © 2018



