



**1 Church Hill Cottages,
Leavenheath, Suffolk**

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1 Church Hill Cottages, Nayland Road, Leavenheath, Colchester, Suffolk, CO6 4PT

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, community shop and a parish church. The 270-acre Arger Fen and Spouse's Vale nature reserves is 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 two bedroom unlisted cottage understood to date from 1817 enjoying an attractive setting, adjacent to the parish church situated in the well regarded Suffolk village of Leavenheath. Offering adaptable accommodation arranged via two ground floor reception rooms with a total internal floor area of approximately 850sq ft, the property is ideal for those looking to take advantage of the excellent walking routes within both the Dedham Vale Area of Outstanding Natural Beauty and Arger Fen & Spouses Vale Nature Reserve. Equidistant between the historic market town of Sudbury and Roman City of Colchester, the property benefits from retained features including a grey brick fireplace with inset wood burning stove, galley style fitted kitchen and separate dining room. Two first floor bedrooms are enhanced by a dressing room and recently installed family bathroom suite. Further benefits to the property include allocated off-street parking, established, well-screened south facing rear gardens and an outbuilding with light and power connected.

A two bedroom unlisted period cottage dating from 1817 located within the popular village of Leavenheath, arranged via two ground floor reception rooms with a total internal floor area of 850sq ft and further benefitting from south facing rear gardens, off street parking and an outbuilding with light and power connected.

Door opening to:

ENTRANCE PORCH: With tiled flooring throughout and panel glazed double doors opening to:

SITTING ROOM: 15' 1" x 13' 7" (4.62m x 4.15m) The principal reception room enjoys a dual aspect with casement window to side and UPVC framed double glazed french doors with casement window surround opening to the terrace and gardens beyond. The focal point of the room is a grey brick fireplace with inset wood burning stove, tiled flooring throughout and fitted wall level storage units. Exposed ceiling timbers,

half height tongue and groove panelling, dado rail and step up with staircase rising to first floor. Opening to:

DINING ROOM: 9' 10" x 9' 4" (3.00m x 2.85m) With window to front, open recess housing a wood burning stove set on a brick hearth, double doors to useful understairs storage recess and exposed ceiling timbers. Half height tongue and groove panelling and archway hatch through to kitchen.

KITCHEN: 13' 6" x 5' 5" (4.14m x 1.66m) With a matching range of base and part glass fronted wall units with preparation surfaces over and tongue and groove panelling above. Stainless steel single sink unit with

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hot and cold tap over, casement window to side and space for appliances including a three door Stoves oven with four ring induction hob above, Bosch dishwasher and Samsung washing machine/dryer. Tiled flooring throughout, exposed ceiling timbers and casement windows to front and side.

First floor

LANDING: With hatch to loft, half height tongue and groove panelling, raised ceiling heights and picture rail. Panel door to:

BEDROOM 1: 12' 5" x 9' 9" (3.79m x 2.98m) With window to rear affording a southerly aspect with views across the rear gardens. Half height tongue and groove panelling, dado rail and picture rail and opening to:

DRESSING ROOM: 9' 5" x 3' 10" (2.89m x 1.19m) With fitted wardrobes, shelving and open fronted units with half height tongue and groove panelling and casement window to front.

BEDROOM 2: 17' 2" x 5' 5" (5.25m x 1.66m) With casement window range to front, exposed ceiling timbers and set beneath a pitched roofline with fitted boiler store housing gas fired boiler.

FAMILY BATHROOM: 9' 2" x 5' 4" (2.80m x 1.65m) Fitted with ceramic WC set within a grained effect unit, wash hand basin within a traditionally styled base unit and fully tiled bath with both mounted and handheld shower attachments and separately screened shower area. Wall mounted heated towel radiator, tiled flooring throughout and windows to side.

Outside

The property forms part of a terrace of three cottages, benefitting from an allocated area of private off-street parking set immediately adjacent to the northern elevation.

The gardens are one of the property's strongest attributes on a gently gradient with a south facing aspect, established border line and interspersed with a range of mature silver birch trees, covered seating area and concrete block outbuilding with light and power connected. A low level brick wall separates the garden between the cottage and a neighbouring property with fence line beyond and established border planting.

The neighbouring two cottages benefit from a right of way over the area of land between the cottage and its allocated area of off-street parking.

OUTBUILDING: 17' 4" x 14' 6" (5.29m x 4.42m) With double doors to front, light and power connected.

TENURE: Freehold

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

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

PHONE SIGNAL: EE, Three, O2 and Vodafone (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters

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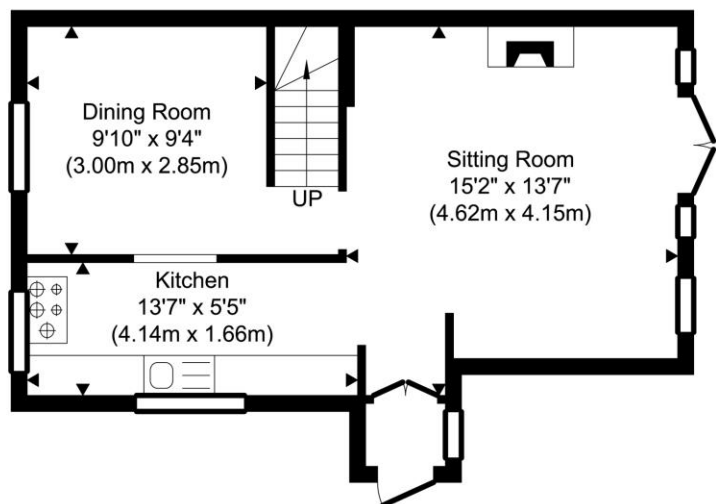
EPC RATING: F. A copy of the energy performance certificate is available on request.

WHAT3WORDS: dream.flippers.bulk

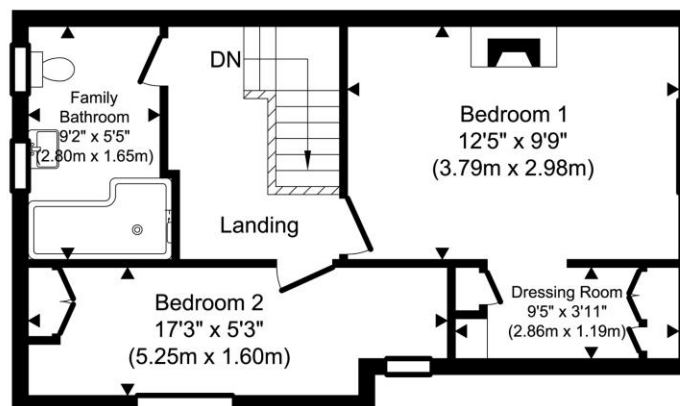
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** B

VIEWING: Strictly by prior appointment only through DAVID BURR.

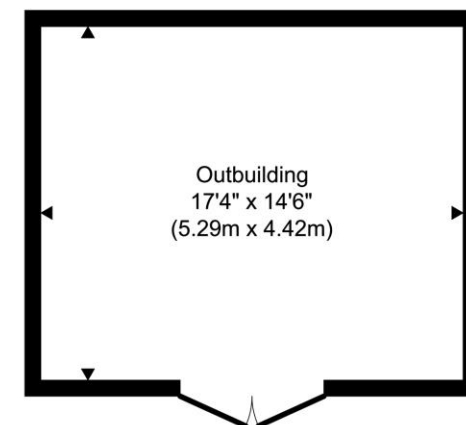
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Ground Floor
Approximate Floor Area
399.44 sq. ft.
(37.11 sq. m)



First Floor
Approximate Floor Area
384.48 sq. ft.
(35.72 sq. m)



Outbuilding
Approximate Floor Area
251.66 sq. ft.
(23.38 sq. m)

TOTAL APPROX. FLOOR AREA 1035.59 SQ.FT. (96.21 SQ.M.)
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