



**The Old Maltings**  
**Nayland, Suffolk**

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# The Old Maltings, 17 Birch Street, Nayland, Suffolk, CO6 4JA

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. Nayland is situated in an Area of Outstanding Natural Beauty and was recently voted 8th in the 'Top 30 Places To Live In The UK Countryside'. 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 striking, Grade II listed detached timber frame residence of impressive standing, occupying a central village location within the medieval village of Nayland, on the Suffolk/Essex border, lying within the Dedham Vale Area of Outstanding Natural Beauty. Dating from the 16<sup>th</sup> and 17<sup>th</sup> Century, the property has been finely preserved and is distinctively jettied to the front elevation and has been part lime-rendered in recent years. Offering functional, well-balanced accommodation arranged over three floors offering a total internal floor area of approximately 2,600sq ft, the property is arranged via three distinctive ground-floor reception rooms; the open plan, extended south-facing kitchen/dining/garden room being of particular note. Blending an array of individual period features with notable contemporary fittings, the property offers nine-foot ceiling heights, exposed timbers and studwork, recently replaced windows to the front elevation via bespoke metal casement frames, wall paintings, inglenook fireplaces and white-washed beams. Enhancing the accommodation are four/five bedrooms arranged via the first and second floors with complementing en-suite facilities incorporating an exceptional principal suite with vaulted ceiling. Further benefits to the property include private, landscaped south-facing gardens with raised terrace, ornamental pond, gated side access and private parking.

## **A Grade II listed, timber framed detached residence enjoying a central village location comprising approximately 2,600sq ft of accommodation with three reception rooms, four/five bedrooms (one en-suite) and charming, partly walled south-facing gardens.**

Panelled timber door opening to:

**ENTRANCE HALL: 11' 5" x 7' 5"** (3.50m x 2.27m) With exposed oak flooring and set beneath a 20-foot vaulted roofline with oak staircase off, door with Suffolk latch housing oil fired boiler and further door to:

**KITCHEN/DINING ROOM: 29' 9" x 10' 5"** (9.09m x 3.18m) An outstanding AGA kitchen/dining room brimming with character in the form of an array of exposed timbers and studwork, an archway leaded window, ceiling timbers and spotlights. Fitted with a range of solid wood base units, part-granite and part-oak preparation surfaces. Two door electric AGA with tiling above, ceramic butler sink unit with mixer tap above and space and plumbing for dishwasher. Further kitchen storage

includes a tall larder-style unit with further full height storeroom with recess for fridge with space for microwave above. Slate tiled flooring throughout, window seat to rear original leaded light window and separate dining area. Opening to:

**GARDEN ROOM: 12' 1" x 10' 2"** (3.69m x 3.11m) A single storey rear addition to the property, set beneath a ten-foot vaulted roofline with glazed surround on two sides including eight-foot windows to side and French doors opening to raised terrace and south-facing gardens.

**SITTING ROOM: 16' 11" x 15' 1"** (5.17m x 4.61m) A dual aspect reception room with bespoke metal casement double-glazed windows to front elevation, leaded windows to side and further leaded screens to rear

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affording a direct aspect over the kitchen/dining room and gardens. White-washed timberwork, nine-foot ceiling heights and central fireplace with wood burning stove set on a spherical brick hearth with woodstore to side and exposed 17<sup>th</sup> Century wall paintings. Door to:

**INNER HALL:** With access to secondary staircase.

**SNUG: 16' 2" x 14' 5"** (4.95m x 4.40m) A versatile reception room with bespoke metal casement double-glazed windows to front elevation, casement window to side and array of exposed timber and studwork with significant central ceiling timber. The focal point of the room is a recessed redbrick inglenook fireplace with hearth, inset wood burning stove and oak bressumer beam over. Parquet flooring throughout, fitted wall units with recessed bookcase and oak surfaces. Range of wall lights and cylinder radiator.

**UTILITY ROOM: 9' 0" x 5' 4"** (2.76m x 1.64m) (Accessed via entrance hall) With slate tiled flooring, ceramic single sink unit with mixer tap above, oak preparation surfaces and space and plumbing for freezer, washing machine and dryer. LED spotlights, door to outside and door with Suffolk latch opening to:

**SHOWER ROOM: 8' 1" x 4' 0"** (2.47m x 1.24m) Fitted with traditional style WC, Savoy ceramic wash hand basin with tiling above and separately screened double width shower with mounted chrome shower attachment. Wall-mounted heated towel rail and obscured glass casement window to rear.

## First floor

**LANDING:** Characterised via an array of exposed timbers and studwork, glass screens affording natural light from the adjacent bedrooms and door to linen cupboard housing water cylinder with useful fitted shelving.

**MASTER SUITE: 17' 8" x 16' 9"** (5.39m x 5.11m) An outstanding display of 16<sup>th</sup> Century architecture with a significant vaulted roofline displaying an array of timberwork and whitewashed crossbeams. Evidence of chamfered timberwork, exposed fireplace with brick hearth and bespoke metal casement double-glazed windows to front and further casement window to side. Door with Suffolk latch to:

**INNER LANDING:** With secondary staircase.

**BEDROOM 2: 17' 5" x 14' 8"** (5.32m x 4.49m) Enjoying a distinctive orientation with views from the side window across Birch Street with its notable range of 16<sup>th</sup> Century architecture and array of both Grade II and Grade II\* listed buildings. Whitewashed exposed timberwork, central ceiling timber and fireplace with brick hearth. Three-window range to front and door to:

**EN-SUITE SHOWER ROOM: 6' 0" x 6' 0"** (1.84m x 1.84m) Fitted with ceramic WC, wall-hung wash handbasin and separately screened shower with chrome shower attachment. Wall-mounted heated towel rail.

**BEDROOM 3: 12' 0" x 10' 4"** (3.66m x 3.17m) With casement window to rear affording a southerly aspect with views over the gardens and period rooftops distant. Wealth of exposed timberwork, fitted wardrobe to corner and exposed timber flooring.

**BEDROOM 4: 9' 8" x 7' 8"** (2.95m x 2.36m) A versatile room currently being utilised as a nursery with three-window range to rear affording a southerly aspect, central spotlight and exposed timberwork.

**FAMILY BATHROOM: 11' 6" x 8' 10"** (3.51m x 2.71m) A high-specification suite comprising Savoy ceramic WC, pedestal wash handbasin with tiling above and free-standing roll top bath with chrome shower attachment. Separately screened double width shower unit with

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mounted chrome shower attachment. Range of spotlights and casement window to rear.

## Second floor

**ATTIC ROOM: 15' 1" x 12' 10"** (4.60m x 3.92m) A versatile attic room with scope for a variety of uses including an office/study, or additional bedroom with outstanding views across Birch Street via a window to side, further enhanced by a range of whitewashed timber work.

## Outside

Recognised as the only detached property on Birch Street, one of the most important medieval streets in Britain with its proportionately high array of both Grade II and Grade II\* listed buildings. Offering off-street parking with immediate access onto Birch Street, a gated side access continues via a useful external store with a raised terrace well placed to embrace the southerly rear aspect.

The partly walled gardens are arranged via a central expanse of lawn, characterised by a plethora of colour with evergreen and perennial border plants, brick edged flowerbeds and rose arch continuing to a further lawned area offering a timber framed external store, further beds with sleeper edging and two ornamental ponds with distinctive water features. A further seating area to rear is well placed to enjoy the afternoon/evening sun with pergola and grape vine.

**AGENTS NOTES:** The property benefits from vehicular access via the rear garden over neighbouring land. Please contact David Burr Leavenheath for further details.

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

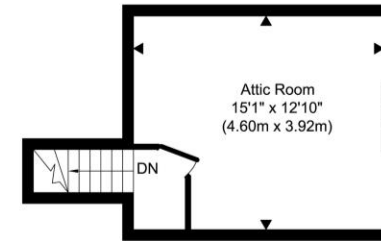
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

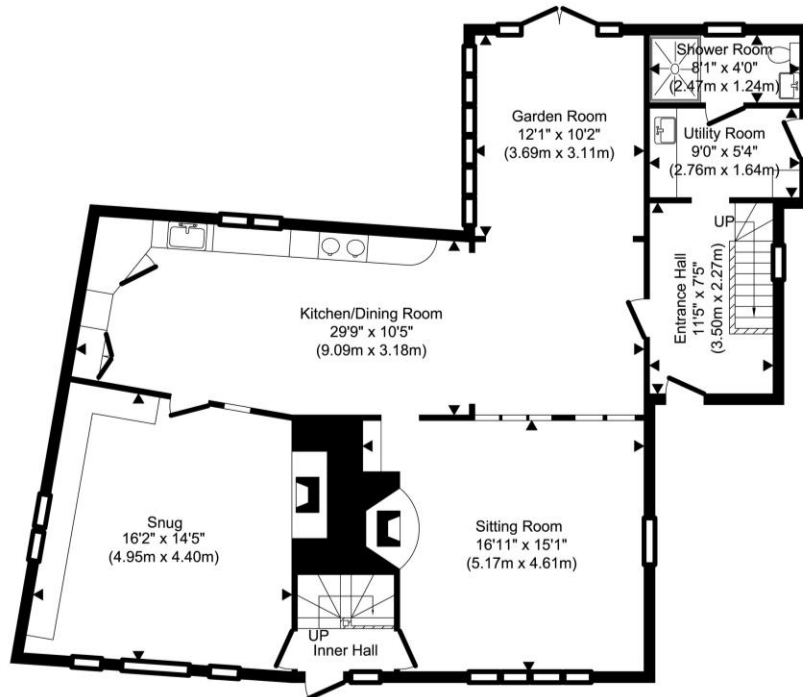
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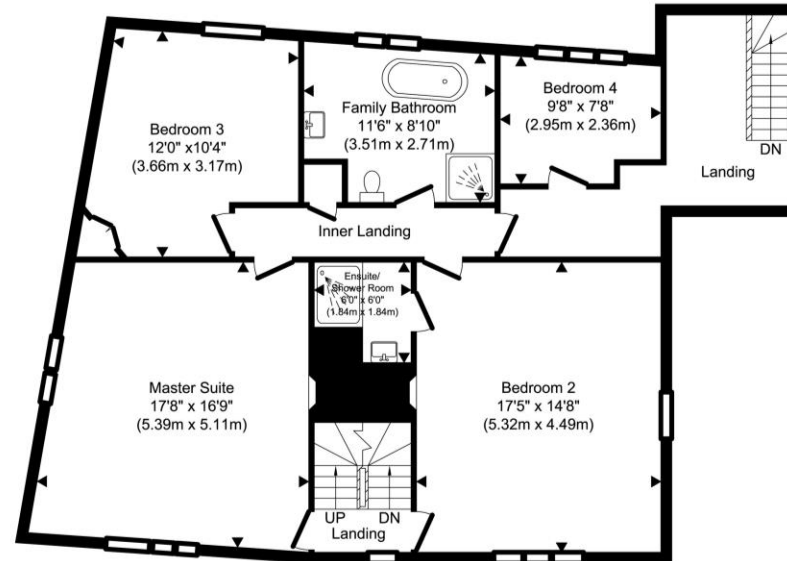
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Second Floor  
Approximate Floor Area  
209.68 sq. ft.  
(19.48 sq. m)



Ground Floor  
Approximate Floor Area  
1233.75 sq. ft.  
(114.62 sq. m)



First Floor  
Approximate Floor Area  
1172.83 sq. ft.  
(108.96 sq. m)

TOTAL APPROX. FLOOR AREA 2616.27 SQ.FT. (243.06 SQ.M.)  
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