



**3 Maltings Cottages**  
**Stoke by Nayland, Suffolk**

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# 3 Maltings Cottages, 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 sympathetically restored Grade II\* listed Maltings Cottage enjoying a central village location set on one of the counties most photographed street scenes, idyllically situated within the picturesque village of Stoke by Nayland. Set within both the conservation area and the Dedham Vale Area of Outstanding Natural Beauty, this timber framed property forms the largest section of a medieval hall house which combines traditional materials with contemporary features. Notable attributes include a wealth of chamfered timber and stud work, nine-foot ceiling heights, original leaded light windows, multiple inglenook fireplaces, doors complete with suffolk latches, underfloor heating, and both ground and first floor shower room facilities. Further benefits to the property include garaging, off-street parking and cottage style walled gardens with an aspect across St Marys Church.

## **A sympathetically restored Grade II\* listed two/three-bedroom cottage enjoying a central village location within the parish of Stoke by Nayland, lying within the Dedham Vale Area of Outstanding Natural Beauty and further benefitting from garaging, off-street parking and walled gardens overlooking St Marys Church.**

Heavy timber door opening to:

**DINING HALL: 17' 11" x 16' 8"** (5.48m x 5.10m) An exceptional approach set beneath an array of exposed timber and studwork with a magnificent inglenook fireplace, enhanced by a central wood burning stove, herringbone pattern painted brick flooring with underfloor heating and opening to:

**INNER HALL: 7' 0" x 6' 6"** (2.15m x 1.99m) Connecting the reception rooms with bespoke, understair fold out unit housing underfloor heating manifolds with herringbone patterned painted brick flooring with underfloor heating, exposed timber and stud work and door to outside. Further door with suffolk latch opening to:

**SITTING ROOM: 17' 8" x 14' 4"** (5.39m x 4.38m) A bright, characterful dual aspect reception room with leaded light casement window to front, further casement window to rear affording views across the walled gardens and central brick fireplace with inset wood burning stove. A wealth of exposed chamfered ceiling timbers, further range of wall timbers and door with suffolk latch to:

**STUDY/BEDROOM 3: 12' 10" x 5' 11"** (3.92m x 1.81m) A versatile room ideally suited as a study/office or ground floor bedroom with herringbone pattern painted brick flooring with underfloor heating, range of wall and ceiling timbers, leaded light window to front and door with suffolk latch opening to:

**SHOWER ROOM: 9' 3" x 4' 2"** (2.82m x 1.29m) Fitted with ceramic WC, wash hand basin within a fitted base unit and shower unit with

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mounted shower attachment. LED spotlights, fitted wall lights and range of exposed ceiling timbers. Wall mounted heated towel radiator, terracotta tiled flooring throughout and casement window to rear.

**KITCHEN/BREAKFAST ROOM: 20' 11" (14' 2") x 9' 0"** (6.40m (narrowing to 4.32m) x 2.75m) Set to the rear of the property and fitted with a glass fronted pine unit, further range of fitted base units and granite surfaces. The kitchen is fitted with a range of integrated appliances including a double oven, four ring induction hob, dishwasher, washing machine, tumble dryer and space for fridge/freezer. Space for a breakfast table, two casement window ranges to side, mezzanine style wine store and velux skylight. Ceramic single sink unit with hot and cold tap over and full height pantry store with pine lined unit with internal lighting and door to outside.

## First floor

**LANDING:** With stripped timber flooring, mullion window and skylight. Door with suffolk latch and step down to:

**BEDROOM 1: 18' 4" x 14' 4"** (5.61m x 4.37m) A vaulted principal bedroom suite affording a dual aspect with elevated views via casement window to front across adjacent farmland, further casement window to rear with views across the gardens and churchyard beyond.

**BEDROOM 2: 12' 5" (8' 4") x 11' 5"** (3.80m (narrowing to 2.56m) x 3.48m) Set beneath a vaulted roofline with casement window to front, fitted wardrobe and stripped timber flooring. Exposed brickwork from the centrally position chimney.

**FAMILY BATHROOM: 8' 7" x 5' 3"** (2.64m x 1.61m) Fitted with ceramic WC, pedestal wash hand basin and separately screened shower with mounted shower attachment. Raised window with views across to the churchyard and stripped pine flooring.

## Outside

Situated on School Street, one of the regions most recognised and photographed street scenes, the property forms part of a larger medieval hall house. Divided into four Maltings Cottages of varying sizes, this market opportunity is recognised as enjoying the largest footprint of the four with some defining, centrally positioned features retained. Rarely for a property of this age and statue, further benefits include a driveway providing off-street parking immediately in front of the:

**GARAGE: 19' 3" x 8' 10"** (5.88m x 2.71m) With up and over door to front, window to rear, inspection pit and ample loft storage space.

Shared rear access between the cottages is provided by a gate opening to the gardens.

Arranged via a snaking brick paved walkway with terrace area, expanse of lawn beyond and historic walled border. A covered log store is tucked away to the side with rear terrace providing well-screened, private seating area and views across the church yard.

**TENURE:** Freehold

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

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

**WHAT3WORDS:** ///mermaids.lower.array

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

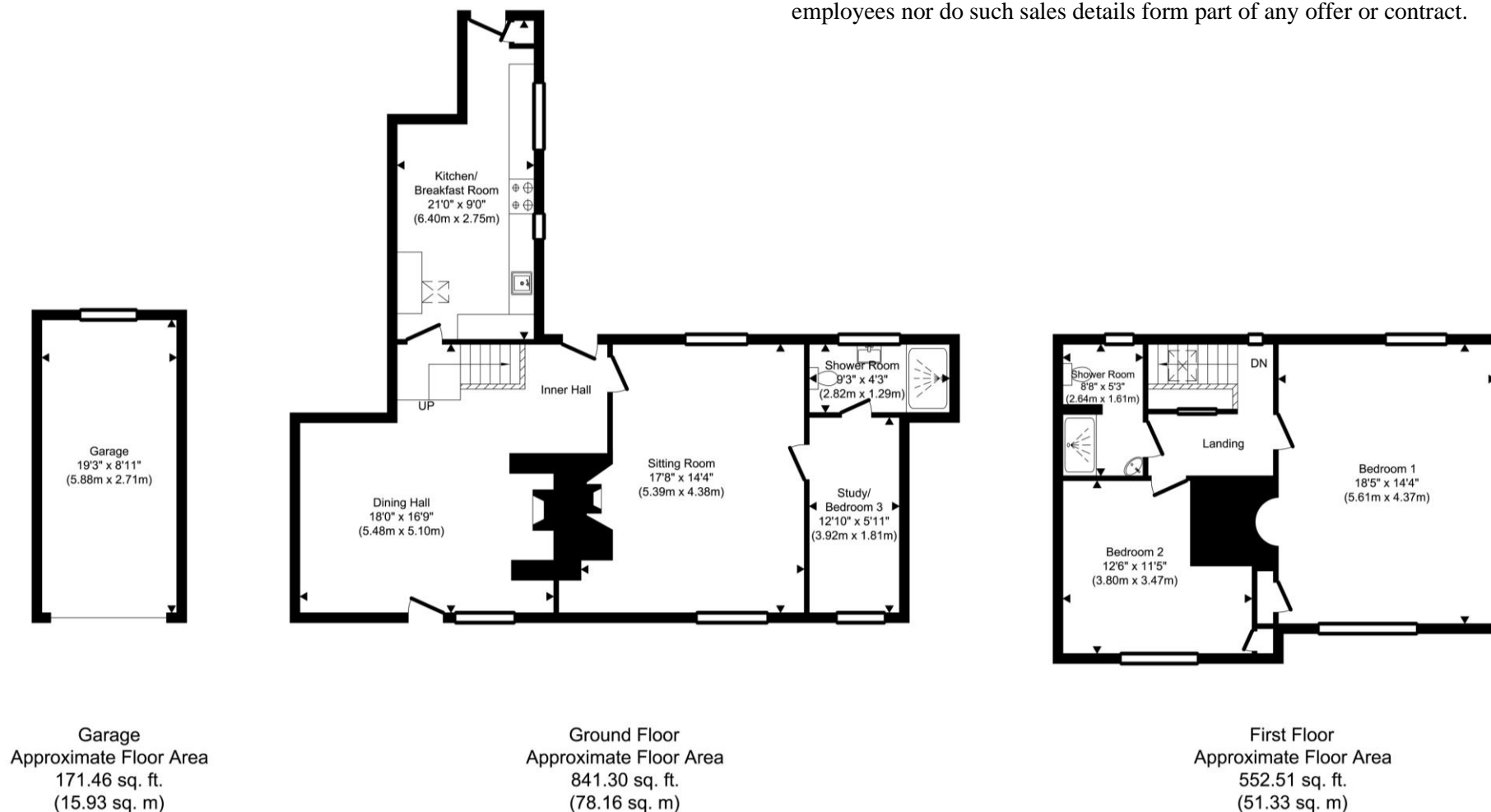
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**BROADBAND:** Up to 80 Mbps (Source Ofcom).

**MOBILE COVERAGE:** EE, Three, O2 & Vodafone (Source Ofcom).

**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.



**TOTAL APPROX. FLOOR AREA 1565.28 SQ.FT. (145.42 SQ.M.)**

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