



Bridge Cottage
Thorington Street, Stoke by Nayland

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Bridge Cottage, Thorington Street, Stoke by Nayland, Colchester, Suffolk, CO6 4SP

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 eight miles and Colchester, with its comprehensive range of amenities and commuter rail link to London Liverpool Street Station, is nine miles.

A three-bedroom detached unlisted period cottage set behind a distinctive brick exterior with gardens abutting the River Box, located within the historic hamlet of Thorington Street. Located on the periphery of the highly regarded village of Stoke by Nayland, lying on the Suffolk/Essex border and within the Dedham Vale Area of Outstanding Natural Beauty, the property offers an accommodation schedule arranged via two characterful ground floor reception rooms with an open plan, dual aspect kitchen/dining. Offering a wealth of individual period features including timber framed double glazed sash windows, wood burning stove set within brick fireplaces, exposed timber work and both a ground floor shower room and first floor bathroom. Further benefits to the property include a driveway providing allocated off-street parking, principally lawned gardens and an attractive aspect across the River Box and rolling farmland beyond.

A three-bedroom detached unlisted period cottage set behind an attractive brick exterior offering an accommodation schedule arranged via two ground floor reception rooms and further benefitting from a driveway with allocated off-street parking and gardens abutting the River Box.

Panelled timber door opening to:

SNUG: 14' 10" x 10' 11" (4.53m x 3.35m) With timber framed, double glazed sash window to front elevation affording views across adjacent meadowland. Notable retained features include a grey brick fireplace with inset wood burning stove and original full height storage recess to side. Central ceiling timber and panel door to:

INNER HALL: With casement window range to rear affording views across the gardens and door to:

SITTING ROOM: 13' 11" x 10' 8" (4.26m x 3.27m) The principal reception room with timber framed, double glazed casement window to front, central ceiling timber and brick fireplace with inset wood burning stove. Door to useful understairs storage recess.

KITCHEN/DINING ROOM: 17' 7" x 15' 4" (5.38m x 4.69m) Fitted with an extensive range of shaker style grained effect base and wall units with preparation surfaces over and upstands above. Ceramic single sink unit with vegetable drainer to side, mixer tap above and casement window range to rear affording views across the gardens and River Box. Space for appliances including a double oven, dishwasher and fridge/freezer. The kitchen units comprise a range of soft close cutlery drawers, deep fill pan drawers, base level shelving units and wall units. A wealth of exposed timber work, timber framed double glazed sash window to front and stripped wood effect flooring throughout. Panel door to:

UTILITY HALL: 18' 8" x 6' 2" (5.69m x 1.89m) Fitted with a single shaker style, grained effect base unit with preparation surfaces over and wall units above. Space and plumbing for washing machine and tumble dryer. Stainless steel single sink unit with mixer tap above, LED spotlights

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and also housing oil fired boiler. Half height panel glazed door to outside, further door to front and door to:

SHOWER ROOM: 7' 6" x 3' 2" (2.29m x 0.98m) Fitted with ceramic WC, wash hand basin and separately screened shower with mounted and handheld shower attachments. Wall mounted heated towel radiator, LED spotlights and velux skylight.

First Floor

LANDING: With panel glazed screening to rear affording views across the gardens and river beyond. An expansive landing widening with hatch to loft and door to linen store housing pressurised water cylinder. Door to:

BEDROOM 1: 10' 10" x 10' 0" (3.32m x 3.06m) With timber framed, double glazed sash window to front affording views across adjacent meadowland.

BEDROOM 2: 10' 11" x 11' 0" (3.34m x 3.36m) With timber framed, double glazed sash window to front.

BEDROOM 3: 10' 10" x 9' 4" (3.32m x 2.85m) With timber framed, double glazed sash window to front and single exposed wall timber.

FAMILY BATHROOM: 9' 7" x 6' 9" (2.94m x 2.08m) Fitted with ceramic WC, oval wash hand basin within a fitted base unit with mosaic tiling above, exposed original timbers and bath with mounted shower attachment. Wall mounted heated towel radiator and casement window range to rear.

Outside

The property is located on Thorington Street and is approached via a part shingle driveway with space for a single vehicle, a picket fence line to the

front providing an attractive screening with lawn beyond, shingle walkway approaching the property and an attractive aesthetic appeal within this picturesque street scene.

The gardens have enjoyed considerable development with established border planting to front, vegetable garden to side and expanse of lawn to rear with fence line break to the river. A timber framed external store with light and power connected is set on a concrete base with the garden further enhanced by thriving shrubs, hedges and fledgling trees.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

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

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

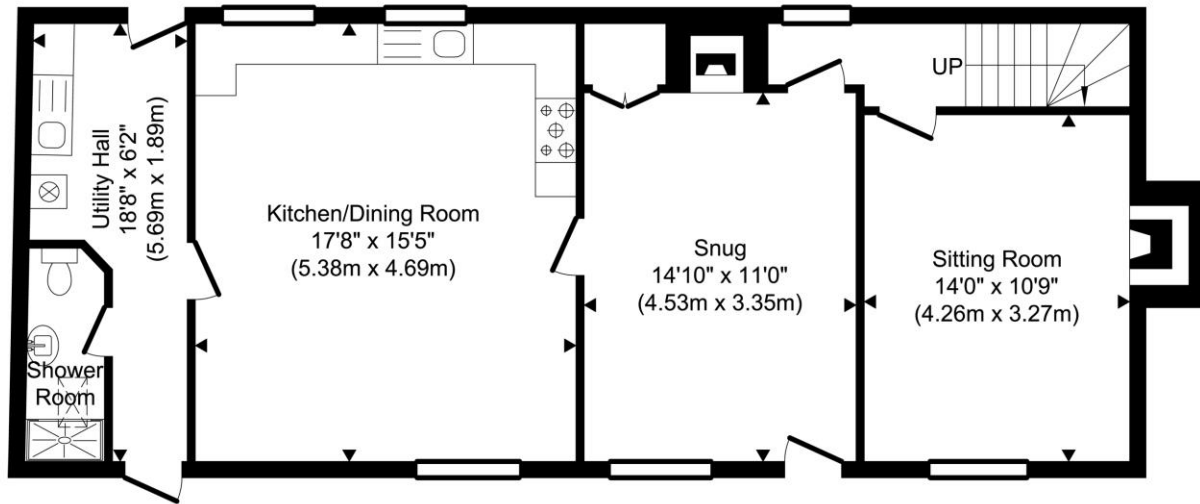
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E.

WHAT3WORDS: ///ideals.release.mainframe

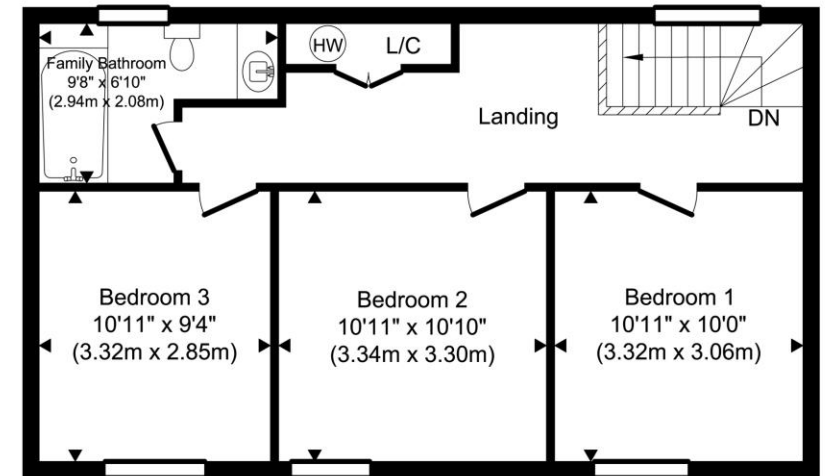
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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Ground Floor
Approximate Floor Area
795.13 sq. ft.
(73.87 sq. m)



First Floor
Approximate Floor Area
544.86 sq. ft.
(50.62 sq. m)

TOTAL APPROX. FLOOR AREA 1339.99 SQ.FT. (124.49 SQ.M.)
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