



DAVID
BURR

POPLAR FARMHOUSE
STOKE BY NAYLAND, SUFFOLK



Colchester Station 7.4 miles, train journey time to London Liverpool Street from 50 minutes. A12 5.9 miles, Stoke by Nayland golf club and hotel 1.8 miles, Stansted Airport approximately 45-minute drive.

- A 17th century farmhouse with no immediate neighbours lying a short walk from the centre of Stoke by Nayland
- A five-bedroom (four en-suite), three reception room property adorned with hallmarks and features
- 4,000sq ft of accommodation to the principal farmhouse
- Grade II listed and being of special historic interest
- Set behind a jettied front elevation and beneath a clay tiled roofline with an extensive range of double hung sash windows and leaded light window bay
- Ideally suited as a substantial family home, and country retreat. Potential income generating opportunity with the property previously having successfully operated as a bed and breakfast business
- Double garage with personnel door to side
- Private gardens with a total plot size of approximately 1.25 acres
- Enjoying a south west facing rear aspect with dense border planting, established trees and beautifully screened south facing principal lawn
- Situated between the villages of Stoke by Nayland and Nayland, providing walking distance access to both via picturesque countryside walks and public footpaths
- Enveloped by gently rolling meadowland incorporated within the Dedham Vale Area of Outstanding Natural Beauty
- Retaining a host of retained period features including an inglenook fireplace, nine-foot ceiling heights and double hung sash windows
- High specification en-suite facilities throughout

Poplar Farmhouse

Stoke by Nayland, Suffolk

A beautifully positioned five bedroom (four en-suite) detached farmhouse with no immediate neighbours set on a rural lane within walking distance of the centre of Stoke by Nayland. Set within 1.25 acre grounds



SITUATION

Poplar Farmhouse enjoys an outstanding rural setting on a quiet, rural lane with no immediate neighbours lying on the periphery of the much sought after village of Stoke by Nayland. Situated on the Suffolk/Essex border and within the Dedham Vale Area of Outstanding Natural Beauty.

The property is positioned within walking distance of the centre of Stoke by Nayland, which is home to The Crown public house and Angel restaurant and Nayland village with its deli, post office, The Ancher public house and parish church. The Stoke by Nayland golf club and hotel is also in walking distance, where its championship winning course is highly regarded.

A unique market opportunity set behind a jettied front elevation with unspoilt surrounds set in 1.25 acres. Ideally placed for commuting via the A12 trunk road (5.9 miles distant), Colchester Station (7.4 miles) and Stansted Airport approximately a 45 minute drive. Local independent schools include Littlegarth independent preparatory school 2.6 miles distant and Homewood House 5.3 miles distant.

DESCRIPTION

A commanding Grade II listed period farmhouse arranged via three interlinking ground floor reception rooms, all providing a wealth of character, including nine-foot ceiling heights, timber framed double hung sash windows and striking inglenook fireplaces with detailed surround. A well-maintained, practically arranged farmhouse displaying an array of exposed timbers and stud work, doors complete with Suffolk latches and leaded light mullion window ranges. The fitted kitchen and utility room are set to the rear of the ground floor with access to the single chamber cellar, laundry room and scullery all via the inner hall with additional access points opening to the rear gardens.

Lying on the edge of the Dedham Vale Area of Outstanding Natural Beauty, the aspect from each elevation is of an unspoilt landscape with five bedrooms (four en-suite) arranged via both the first and second floors, access via two separate staircases with the four principal bedrooms all enhanced by high specification en-suite facilities.

The enveloping grounds of approximately 1.25 acres are a particularly notable attribute, with established borders hedging and tree planting within partly walled gardens, aspect across rolling meadowland beyond. Versatile ancillary buildings including a double garage with personnel door to side, a log store and kennel. Private parking for in excess of five vehicles via a concrete driveway, framed by further expanse of lawn with border planting and access onto Poplar Farm Lane.

POSTCODE: CO6 4RT

IMPORTANT AGENTS NOTE:

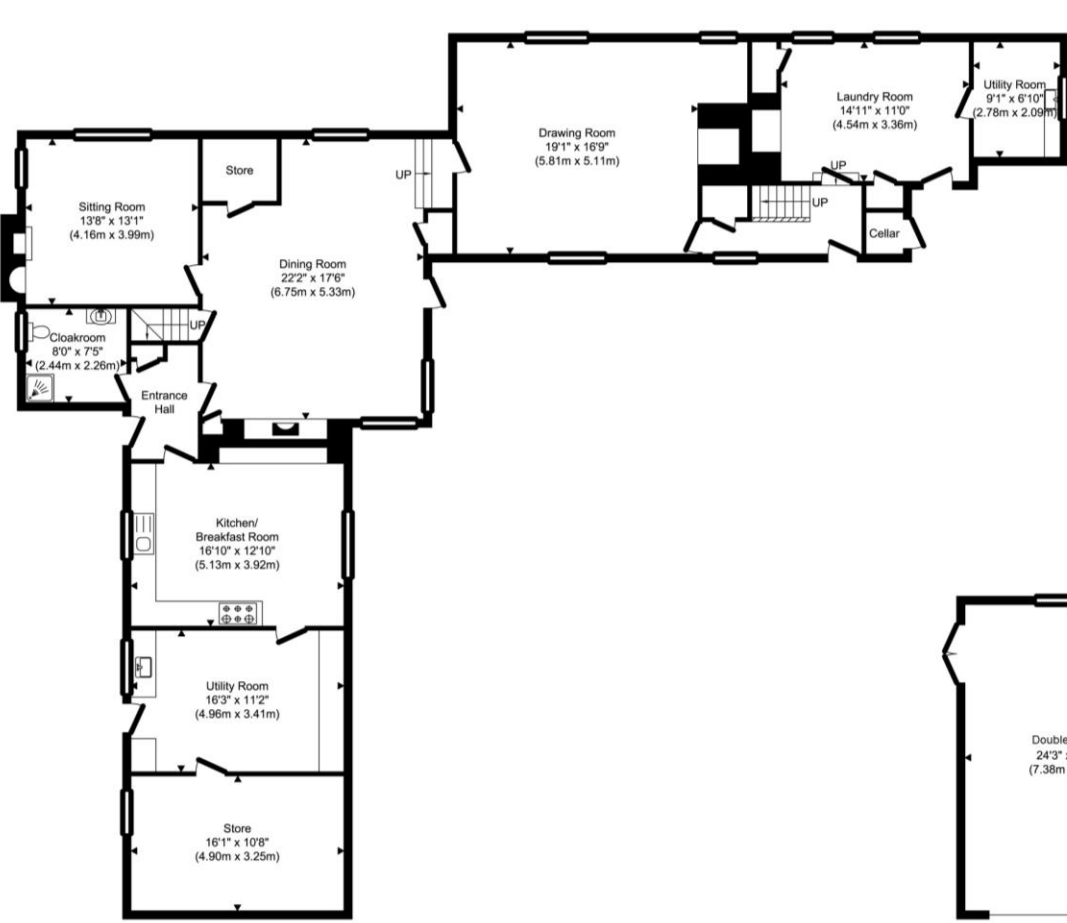
A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

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

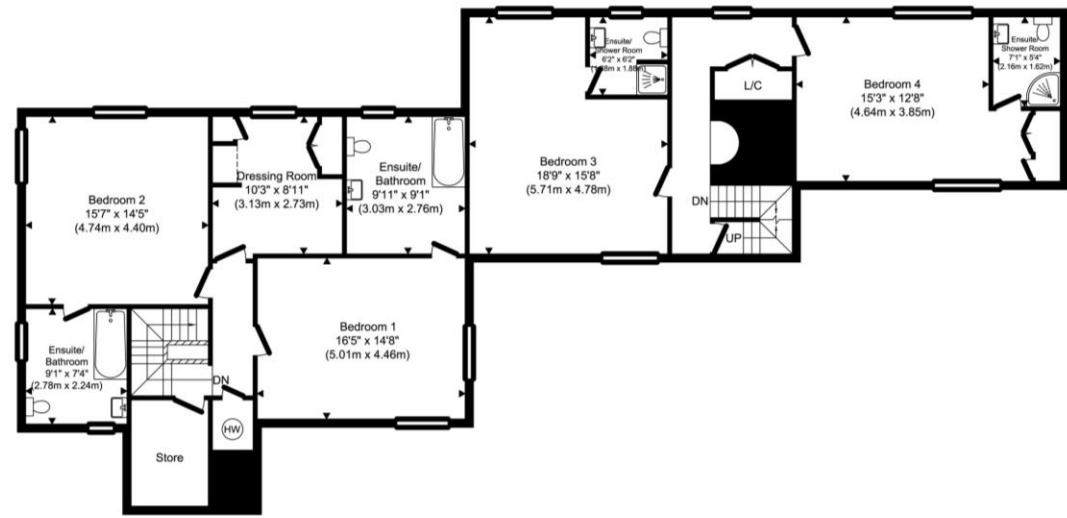
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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

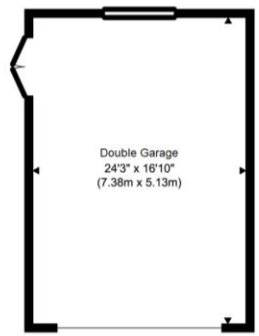




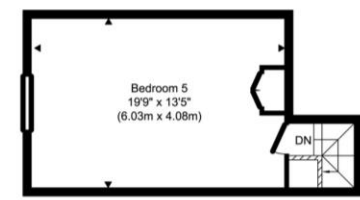
Ground Floor
Approximate Floor Area
2086.26 sq. ft.
(193.82 sq. m)



First Floor
Approximate Floor Area
1654.09 sq. ft.
(153.67 sq. m)



Garage
Approximate Floor Area
407.41 sq. ft.
(37.85 sq. m)



Second Floor
Approximate Floor Area
290.94 sq. ft.
(27.03 sq. m)

TOTAL APPROX. FLOOR AREA 4438.71 SQ.FT. (412.37 SQ.M.)
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