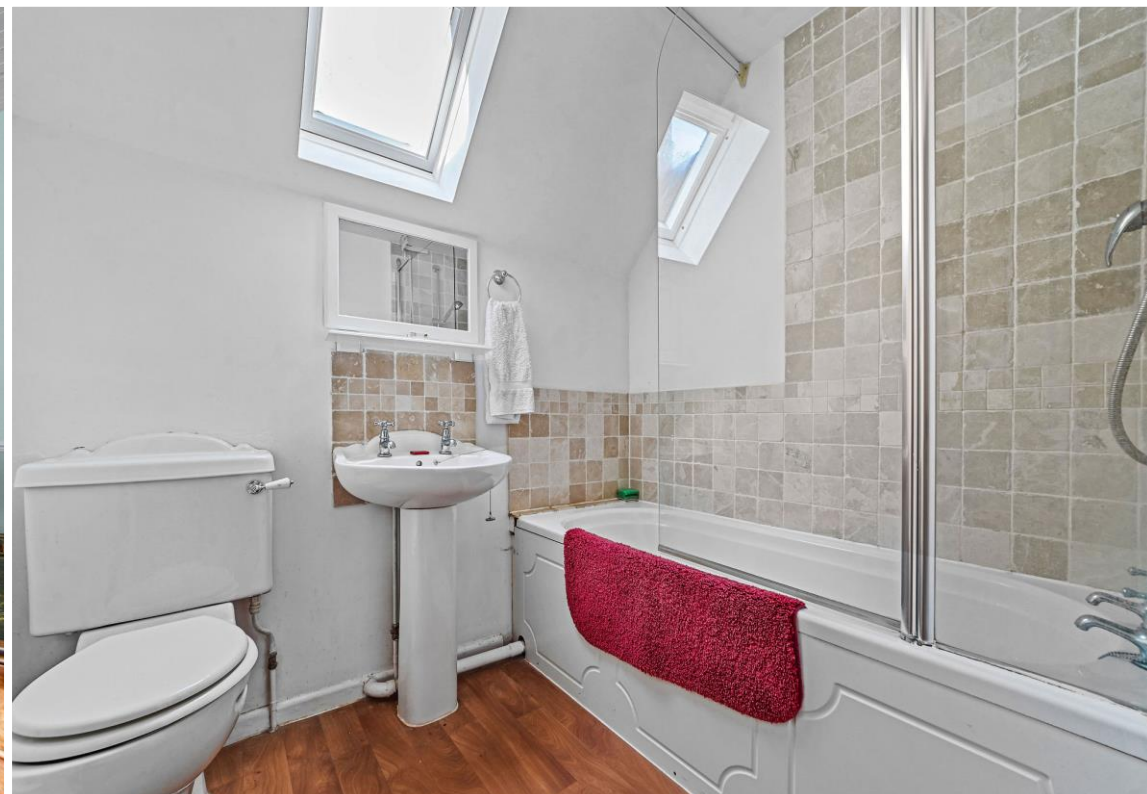




**Box Cottage, 7 Bear Street
Nayland, Suffolk**

**DAVID
BURR**



Box Cottage, 7 Bear Street, Nayland, Colchester, Suffolk, CO6 4HX

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, hairdresser, post office, a village shop with coffee shop, a church and a public house. Nayland is situated in an Area of Outstanding Natural Beauty and was named in the 'Top 30 Places to Live in The UK Countryside'. The market town of Sudbury is nine miles, Ipswich 16 miles and Colchester approximately six miles providing a comprehensive range of amenities and a commuter rail link to London Liverpool Street station.

A Grade II listed four bedroom (one en-suite) cottage, centrally positioned within the historic parish of Nayland. Lying on the Suffolk/Essex border and within the Dedham Vale Area of Outstanding Natural Beauty, the cottage is understood to have previously been utilised as a shop with elegantly proportioned shop front windows still recognisable and affording a wealth of natural light with the accommodation arranged via two ground floor reception rooms. Offering well-balanced, practically arranged accommodation via two floors with notable retained features including a stone fireplace, eight-foot ceiling heights, double doors from the dining room to the garden and exposed timber work to the first floor bedroom schedule. Further benefits to the property include allocated private parking, private, well-screened mature gardens and convenient access to the centre of the village with the Anchor public house, village deli and some of the finest walking routes and public footpath networks within the region.

A four bedroom (one en-suite) Grade II listed cottage enjoying a central village location within the historic parish of Nayland. Offering an accommodation schedule arranged via two reception rooms and retaining a host of retained features with further benefits including established gardens and allocated private parking.

Panel timber door opening to:

SITTING ROOM: 18' 1" x 16' 6" (5.53m x 5.04m) Set beneath nine foot ceiling heights with two former shop front windows affording a southerly aspect, central fireplace (presently sealed) with stone hearth, surround and mantle over. Staircase rising to first floor, dado rail and pine door opening to useful understair storage recess with attached hanging rail. Step up and pine door opening to:

DINING ROOM: 15' 8" x 9' 4" (4.79m x 2.85m) With panel glazed double doors opening to the rear gardens, picture rail and stripped pine flooring throughout. Pine door to:

KITCHEN/BREAKFAST ROOM: 15' 8" x 7' 9" (4.79m x 2.38m) Fitted with a matching range of shaker style base and part glass fronted wall units with preparation surfaces over and tiling above. Neff oven with grill above, four ring hob and space and plumbing for fridge and washing machine/dryer. Quarry style terracotta tiled flooring throughout, breakfast area to front, casement window to side and also housing oil fired boiler. Panel glazed door opening to rear terrace and gardens beyond.

First floor

LANDING: With casement window to side, exposed crossbeams and set beneath a raised ceiling height. Pine door opening to:

Box Cottage, 7 Bear Street, Nayland, Colchester, Suffolk, CO6 4HX

BEDROOM 1: 14' 10" (9' 5") x 10' 7" (4.54m (narrowing to 2.88m) x 3.25m) With sash window to front, dado rail and double doors to fitted wardrobe. Further panel door to:

EN-SUITE BATHROOM: 6' 9" x 5' 5" (2.06m x 1.67m) Fitted with ceramic WC, pedestal wash hand basin and fully tiled bath with shower attachment. Velux window to rear.

BEDROOM 2: 11' 5" x 10' 5" (3.48m x 3.18m) With double hung sash window to front and exposed wall timbers.

BEDROOM 3: 11' 5" x 8' 8" (3.50m x 2.65m) With casement window range to rear affording an aspect across the rear gardens and parking area beyond.

BEDROOM 4: 11' 5" x 8' 7" (3.48m x 2.64m) Currently being utilised as an office/study although offering a generously proportioned bedroom with casement window range to rear.

FAMILY BATHROOM: 6' 9" x 5' 9" (2.07m x 1.76m) Fitted with ceramic WC, pedestal wash hand basin and fully tiled bath with shower attachment. Velux window to side.

Outside

The property is centrally positioned within the village, located on Bear Street and characterised by flourishing wisteria set across the front elevation. A shared driveway set to the side of the property opens to a parking area with allocated space providing space for a single vehicle.

The rear gardens are established with mature trees, border planting, extending flower beds and a central expanse of lawn beyond a brick terrace. With fence line border to side and further open slatted fencing to rear.

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: ///tester.aquatics.boarded

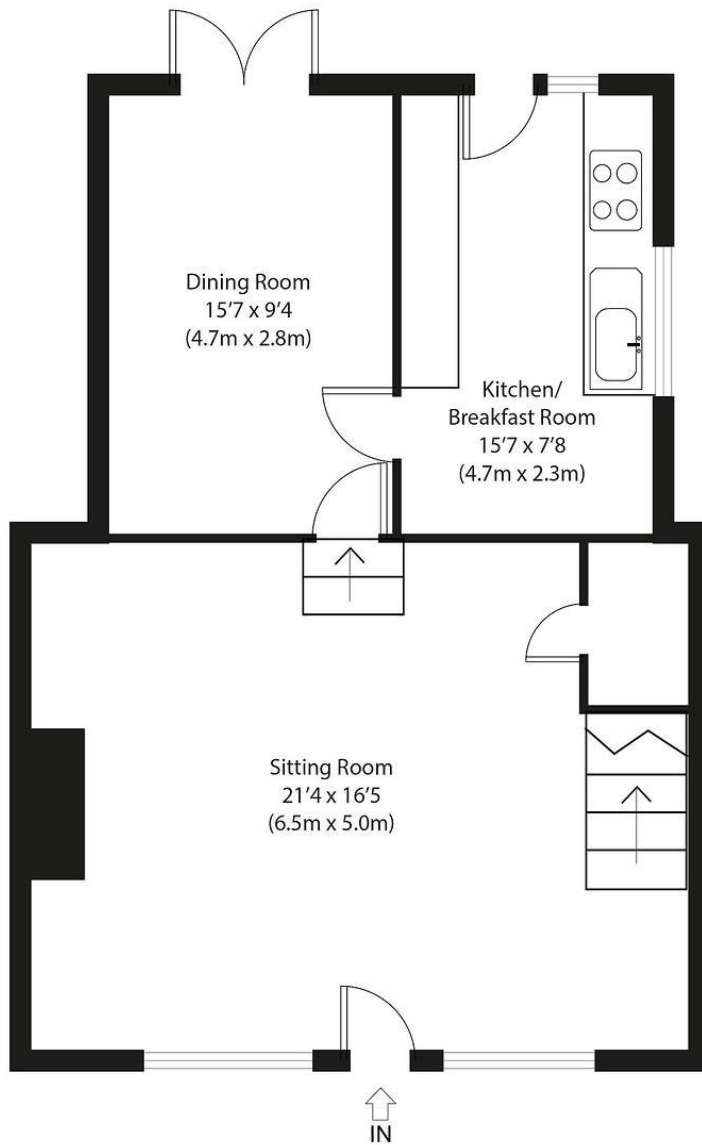
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** C.

BROADBAND: Up to 900 Mbps (Source Ofcom).

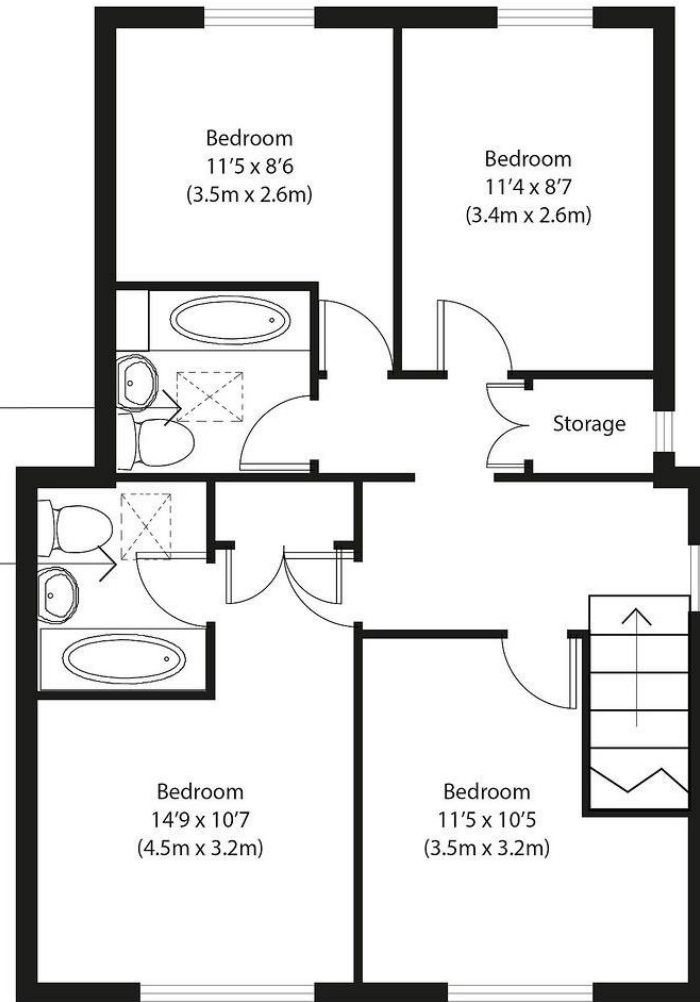
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

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.



Ground Floor



First Floor

Approximate Gross Internal Area
1270 sq ft (118 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



