



**16 Birch Street  
Nayland, Suffolk**

**DAVID  
BURR**



# 16 Birch Street, Nayland, Colchester, 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, 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 charming three-bedroom cottage enjoying a central village location in the much sought-after parish of Nayland. Located on the Suffolk/Essex border and within the Dedham Vale Area of Outstanding Natural Beauty, the property is positioned on Birch Street which boasts an array of listed buildings including a number of Whealdon houses. Having been subject to a comprehensive programme of improvement by the current owners incorporating a new boiler, new pipework, new kitchen, re-tiling and re-painting of the ground floor bathroom, complete further internal re-decoration and re-carpeting and a renewed garden terrace. The accommodation schedule is arranged via two distinctive ground-floor reception rooms and boasts an array of individual period features including double-hung sash windows, exposed timbers and studwork, redbrick fireplaces, pamment brick flooring and doors complete with Suffolk latches. Ideally placed as either a principal residence or weekend home/additional property, 16 Birch Street is further enhanced by a marble limestone topped Rangemaster bespoke fitted kitchen, three double bedrooms and established, well-screened rear gardens with a recently installed terrace and separate access onto Birch Street.

## A Grade II listed three-bedroom terraced cottage comprising two reception rooms, a wealth of individual period features enjoying a central village location with gardens and rear access.

Timber door with obscured glazed panel opening to:

**DINING ROOM: 11' 11" x 11' 7"** (3.65m x 3.55m) With sash window to front, an array of exposed timbers and studwork, eight-foot ceiling heights and brick fireplace with hearth (presently sealed), recessed book shelving and opening to:

**SITTING ROOM: 14' 1" x 10' 4"** (4.31m x 3.16m) A charming principal reception room with pamment brick flooring, wealth of exposed ceiling and wall timbers, sash window to front and brick fireplace with inset wood burning stove.

**KITCHEN: 11' 0" (8' 1") x 11' 6"** (3.36m (narrowing to 2.47m) x 3.51m) A bespoke, marbled limestone topped fitted kitchen comprising a matching range of soft close, oak lined base units, oak lined pan drawers, corner carousel unit and upstands above. The focal point of the kitchen is a three door Rangemaster oven with five ring ceramic hob over and integrated appliances including a Liebherr integrated fridge, a Siemens dishwasher and Siemens washer/dryer. Ceramic butler sink unit with mixer tap above, integrated waste/recycle disposal and limestone tiled flooring throughout. Door with suffolk latch opening to staircase

rising to first floor, door to useful understair storage recess with fitted shelving and opening to:

**REAR HALL: 7' 7" x 3' 0"** (2.33m x 0.92m) With limestone tiled flooring throughout, door to outside and further door with suffolk latch opening to store room with useful fitted shelving.

**FAMILY BATHROOM: 9' 6" x 6' 7"** (2.92m x 2.02m) Fitted with Gerebit ceramic WC, wash handbasin within a traditional styled base unit, walk-in double width shower with both mounted and hand-held shower attachment. Free standing roll-top bath with claw feet, wall-mounted heated towel radiator and Yorkshire sash window to rear. Limestone tiled flooring throughout.

### First floor

**LANDING: 13' 5" x 9' 5" (6' 9")** (4.10m x 2.88m (narrowing to 2.06m)) With sash window to rear elevation affording views across the private, well-screened rear gardens. Enjoying a wealth of exposed timber and studwork, hatch to loft

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and double doors to linen store housing water cylinder with useful fitted shelving.

**BEDROOM 1: 12' 4" x 11' 2"** (3.77m x 3.41m) With sash window to front elevation, exposed wall timbers and door to recessed wardrobe with hanging rail.

**BEDROOM 2: 11' 5" x 11' 1"** (3.49m x 3.38m) With sash window to front elevation, extensive range of bespoke fitted wardrobes and shelving, excellent ceiling heights and exposed timberwork.

**BEDROOM 3: 12' 2" x 10' 3"** (3.73m x 3.13m) With three-window range to rear affording views across gardens, door to recessed fitted wardrobe with rail. Further oak door with Suffolk latch opening to:

**EN-SUITE CLOAKROOM: 4' 0" x 2' 8"** (1.24m x 0.83m) Fitted with ceramic WC, wash handbasin with half height tongue-and-groove panelling and patterned tiled flooring.

## Outside

The property is located on the picturesque Birch Street situated within walking distance of the centre of the village with its range of facilities and amenities including public house, post office, dentist, hairdressers, village shop with deli and riverside walks.

The gardens are arranged via a porcelain tiled terrace with an expanse of lawn beyond, flourishing border planting and a fence line border to side and rear. The gardens are enhanced by a number of timber framed external stores and enjoy a sunny aspect benefitting from the west facing sun to the side. Providing considerable privacy, the property further benefits from gated access to a side passageway leading directly to Birch Street.

**AGENTS NOTE:** Planning permission has been approved for the erection of a single storey rear extension, application reference number DC/22/03839.

**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:** ///olive.crackling.lawfully

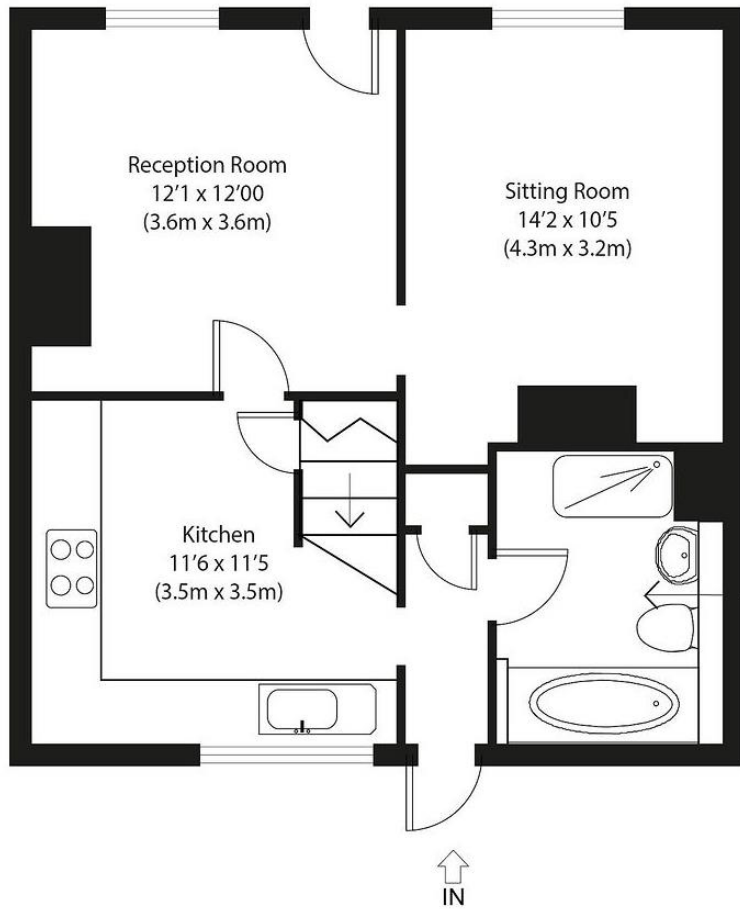
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D.

**BROADBAND:** Up to 900 Mbps (Source Ofcom).

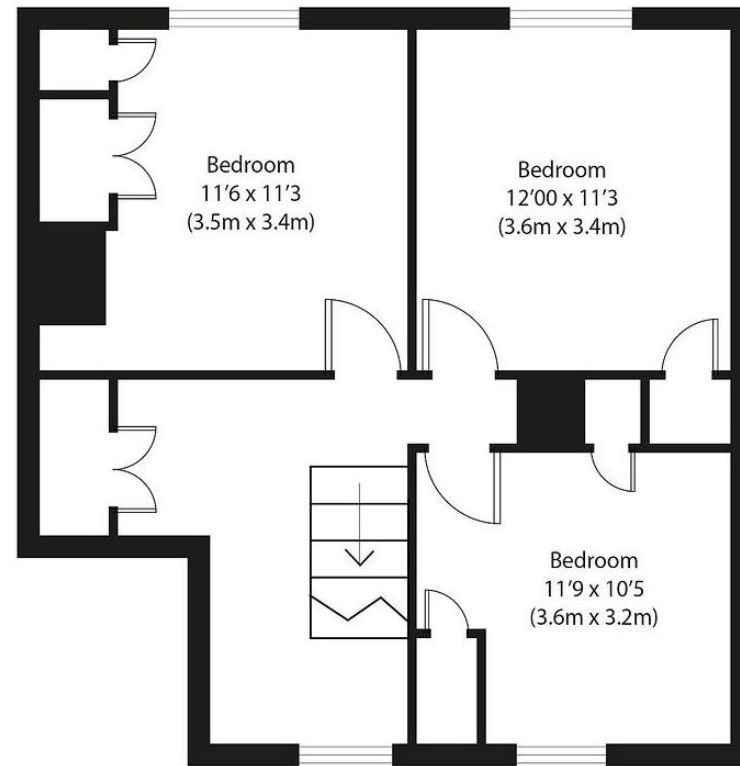
**MOBILE COVERAGE:** EE, Three, O2 & Vodafone (Source Ofcom).

**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  
1090 sq ft (101 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

