



3 Guildhall Cottages
Stoke By Nayland, Suffolk

DAVID
BURR



3 Guildhall Cottages, School Street, Stoke By Nayland, Suffolk, CO6 4QT

Stoke-by-Nayland is widely regarded as one of Suffolk's most desirable villages, celebrated for its picturesque streetscape, historic architecture and strong sense of community. The village offers a range of amenities including public houses/restaurants, a village shop, primary school and parish church, all set against the outstanding countryside of the Dedham Vale. The surrounding landscape, immortalised by Constable, provides exceptional walking, cycling and recreational opportunities.

The area is particularly well regarded for its schooling, with a number of highly rated state and independent options nearby. Rail services from Sudbury provide connections to London Liverpool Street via Marks Tey, while road links allow access to Colchester, Bury St Edmunds and Cambridge, making the location ideal for both commuters and those seeking a rural lifestyle without isolation.

- Grade II* listed Guildhall cottage of 16th-century origin
- Attractive jettied front elevation with exposed timber framing
- End-of-terrace position offering additional privacy and light
- Three well-proportioned bedrooms, including impressive main room
- Character features throughout, including exposed timbers and leaded-light windows
- Partly walled rear garden with a pleasant outlook
- Central position within the Stoke-by-Nayland conservation area
- Located within the Dedham Vale Area of Outstanding Natural Beauty
- Highly regarded village with a strong community and local amenities
- Excellent access to surrounding countryside, walks and historic villages

Three Guildhall Cottages is a charming three-bedroom, end-of-terrace Grade II* listed Guildhall cottage, enjoying a striking jettied front elevation with exposed timber framing. Believed to date from the 16th century, the property occupies a prominent and central position within the highly regarded parish of Stoke-by-Nayland, set at the heart of the village conservation area and within the Dedham Vale Area of Outstanding Natural Beauty.

The accommodation is arranged around an entrance hall featuring raised ceiling heights and exposed timbers, immediately establishing the character and historic appeal of the cottage. This leads to a particularly inviting sitting room with leaded-light windows to the front aspect and a substantial fitted storage unit. The ground floor further incorporates a pantry/utility store with exposed brick flooring, a fitted kitchen, a linen store, and a bathroom suite which offers scope for sympathetic modernisation and updating.

To the first floor are three generously proportioned bedrooms, including an outstanding principal bedroom, all displaying the charm and character expected of a property of this period, with attractive rooflines, exposed structural timbers, and a pleasing sense of space.

Outside, the partly walled rear gardens provide a pleasant outlook and generous in size. A right of access is retained across the garden for the adjoining cottages, numbers One and Two Guildhall Cottages, in keeping with the historic nature of the terrace.

The property is offered with no onward chain

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Three Guildhall Cottages offers a rare opportunity to acquire a historic village home of genuine architectural merit, combining period character with everyday practicality. Its central village position, combined with its Grade II* status and location within an Area of Outstanding Natural Beauty, ensures both lifestyle appeal and long-term desirability. The property would be well suited to a range of purchasers, from those seeking a characterful main residence to buyers looking for a charming village retreat.

AGENTS NOTE: A right of way exists to the rear of the property for the benefit of 1 & 2 Guildhall Cottages.

There is a restrictive covenant with the National Trust covering this property.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected.

NOTE: None of these services have been tested by the agent.

EPC RATING: F

WHAT3WORDS: answers.trumped.truckload

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

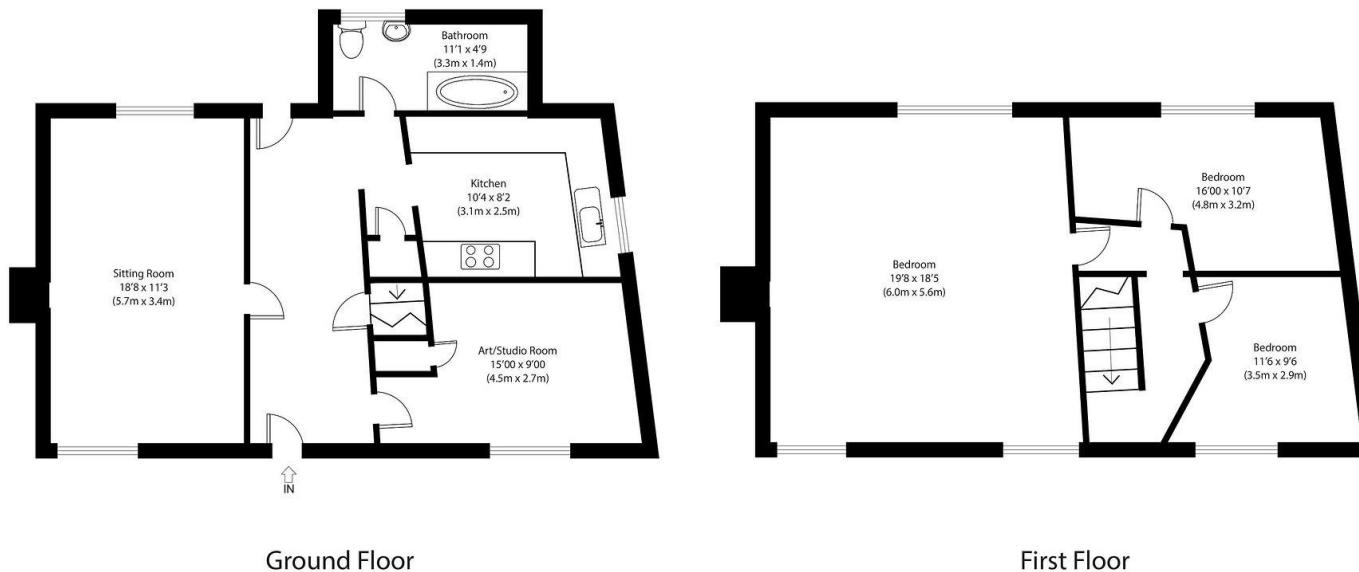
VIEWING: Strictly by prior appointment only through DAVID BURR.

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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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.



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Approximate Gross Internal Area
1345 sq ft (125 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.
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