



DAVID
BURR

1 & 3 The Island
Stratford St Mary, Suffolk



1 & 3 The Island, Stratford St Mary, Suffolk, CO7 6JT

The Island is a highly sought-after riverside setting located on the Suffolk–Essex border, renowned for its scenic beauty and tranquil environment. The River Stour forms the centrepiece of the local landscape, offering a unique waterside lifestyle with opportunities for walking, boating and wildlife observation. The nearby village amenities and surrounding countryside contribute to a strong sense of rural character while remaining accessible to nearby towns.

The properties lay within easy reach of Dedham Vale, an Area of Outstanding Natural Beauty, celebrated for its rolling countryside, historic villages and cultural significance. The area is particularly well regarded for its local dining, with the acclaimed Talbooth Restaurant visible across the river, and for convenient transport links via nearby Manningtree and Colchester, providing mainline rail services to London Liverpool Street.

- ☐ Cottages with Riverside Frontage on approx. 1 Acre Plot
- ☐ Ideal development Opportunity
- ☐ Un-listed Properties
- ☐ Requiring Modernisation and Refurbishment
- ☐ Two Bedroomed Cottages with Scope for Extending
- ☐ Scope to Create One Large Property
- ☐ Village Location With Generous Size Rear Gardens
- ☐ Large Workshop
- ☐ Versatile Layouts
- ☐ Access to A12 and Manningtree Mainline Station

Numbers 1 & 3, The Island occupy a truly delightful riverside position, enjoying attractive gardens with direct access onto the River Stour. The properties offer a rare opportunity to acquire homes of considerable character and potential in a highly picturesque setting, with uninterrupted water views forming a defining feature of the accommodation and grounds.

The internal layouts are versatile in nature and offer a generous sitting room featuring a central fireplace and additional reception rooms to the rear with views across the gardens and river beyond. Number 1 offers an additional study. At first floor level, both properties accommodation comprises two walk-through bedrooms, both benefiting from the riverside outlook with number 3 having an en-suite cloakroom.

Externally, the gardens extend directly to the river's edge, affording uninterrupted views across the Stour towards the renowned Talbooth. Parking is provided to the front of the properties on a shared basis. This proposition provides an ideal opportunity for a successful bidder to own a truly stunning plot to develop a wonderful residential dwelling.

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TENURE: Freehold

SERVICES: Services include mains water and electricity, oil-fired central heating and shared private drainage.

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

EPC RATING: F

WHAT3WORDS: quickly.prove.stems

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

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