



DAVID
BURR

Almond House
Stoke By Nayland

Almond House, Polstead Street, Stoke By Nayland, CO6 4SA

Almond House is a striking, mid Victorian grade II listed period residence of significant stature occupying a central location within the much sought after village of Stoke By Nayland. The property enjoys classically proportioned living accommodation arranged over two floors having evidently been of importance and status within the village throughout its history.

The property offers living accommodations extending to approximately 2,700sq ft comprised of three reception rooms at ground floor with the single storey rear extension comprising the sitting room being of particular note. Almond House enjoys a wealth of individual charm, character and notable period features throughout including sash windows, window shutters, pamment brick flooring and ornate decorative cornicing. At first floor the living accommodation is further comprised of four substantial bedrooms (one en-suite) and family bathroom.

A programme of ongoing improvement and maintenance has been undertaken at Almond House over many decades. In the mid-1970s the roof was stripped, re-felted and re-tiled, providing a renewed roof covering. In 1979 the house benefited from the installation of a chemical damp-proof course and was comprehensively rewired and replumbed throughout, together with the installation of a new central heating system. At this time the roof and the walls to either side of the front door and ground floor windows were also insulated. The pamment brick floors were lifted and relaid over insulation and the chimneys were rebuilt and repointed where necessary.

Further works continued in 1991 with the installation of security film to all windows, with the exception of the first-floor front elevation windows, and the construction of a brick-built garage set on a reinforced concrete base. In 1997 a garden extension and new rear lobby were added, together with the installation of a wine cellar and the extension of the rear larder.

More recent improvements include the installation of an oil-fired stove in 2003. In 2005 the roof valley was re-tiled on both sides and in 2007 the mains water supply pipe between the meter and the house was renewed in plastic, with front fence posts also replaced in steel. In 2011 the garden extension parapet was internally rendered and double glazing installed to the front and rear landing windows together with the front bedroom windows and principal bedroom.

In 2013 the north-side guttering was replaced with seamless aluminium and the northern chimneys were repointed. In 2020 a new vinyl kitchen floor was laid and the driveway was resurfaced with tarmac and gravel. Most recently, in 2023, six solar panels were installed on the roof together with battery storage and associated equipment located in the rear lobby. In 2024 a smart electricity meter was fitted and full fibre broadband was installed to the premises.

Further benefits to the property include garaging, off street parking for a range of vehicles and private, partly walled gardens with outstanding views over the valley beyond.



Stoke by Nayland is a highly regarded and picturesque Suffolk village situated on the Essex/Suffolk border, approximately nine miles north of Colchester. The village is renowned for its attractive period architecture, including numerous timber-framed and listed buildings, and sits within rolling countryside close to the Stour Valley and Dedham Vale Area of Outstanding Natural Beauty.

At the heart of the village is the historic and renowned St Mary's Church, . The village retains a strong sense of community and offers a range of local amenities including a well regarded primary school, village hall, parish church and village shop, and two restaurants /public houses.

Nearby is the Stoke by Nayland Hotel, Golf and Spa, a well-known leisure destination offering two championship golf courses, hotel accommodation, spa and dining facilities.

The surrounding countryside provides excellent opportunities for walking, cycling and outdoor pursuits, while the nearby towns of Colchester, Sudbury and Ipswich provide a wider range of shopping, educational and recreational amenities. Mainline rail services to London Liverpool Street are available from nearby Colchester and Manningtree.

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: The property is listed, therefore exempt from requiring an EPC.

WHAT3WORDS: fond.homing.shaky

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.

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.

Striking mid-Victorian Grade II listed residence

Offers approximately 2,700 sq ft of living accommodation

Four generous bedrooms (one en-suite) and a family bathroom

Three reception rooms, with the single-storey rear,
sitting room extension

Kitchen/dining room with ESSE stove

Fitted water softener

Benefits from garaging and off-street parking

Partly walled gardens with valley views

Solar panels with battery storage

Numerous period features, including sash windows,
shutters, pamment brick flooring

Central village location

Rare opportunity to purchase

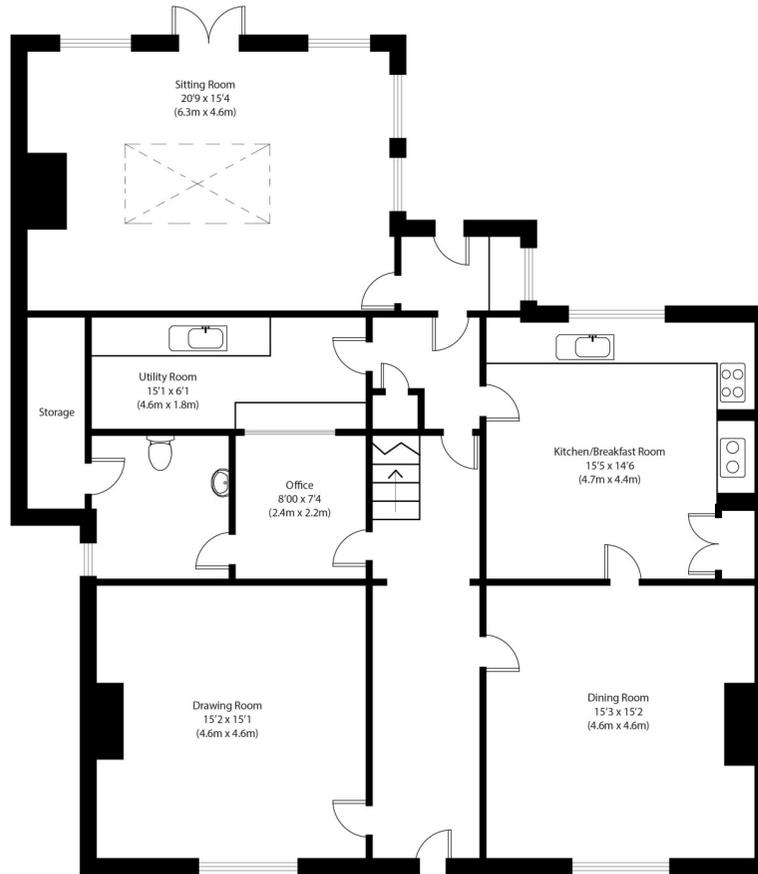




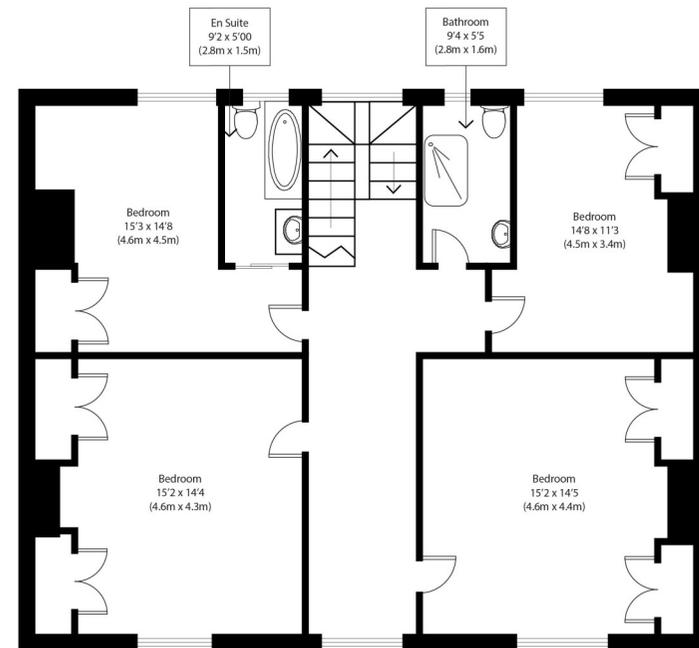



Approximate Gross Internal Area
Main House 2730 sq ft (254 sq m)
Garage 170 sq ft (16 sq m)
Total 2900 sq ft (269 sq m)

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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Ground Floor



First Floor

