



16 BEAR STREET

Nayland | Suffolk



Chapman Sticks

16 BEAR STREET, NAYLAND, SUFFOLK, CO6 4HX

Stoke-by-Nayland – 2 miles / Colchester – 6 miles
Sudbury – 8 miles / Ipswich – 16 miles

- Entrance hall • Cloakroom • Drawing room • Sitting room
- Study • Kitchen/breakfast room • Utility room
- Front vestibule • 3 double bedrooms (with one ensuite)
- Wet room • Attractive gardens • Off-road parking

The Property

Listed Grade II, 16 Bear Street is an imposing detached house built entirely of white brick. The house is a classic example of Georgian architecture, displaying numerous double-hung sash windows, a 6-panel front door with fluted architrave and a shallow hipped roof of slate tiles.

Internally the accommodation offers well-proportioned and symmetrical rooms, with the entire range of sash windows to the front providing wonderful views over the south-west facing gardens. The two reception rooms are twin aspect, each with fireplaces, and the remaining fenestration comprises high level casement windows to the side and rear aspects. Although requiring cosmetic updating, the kitchen/breakfast room is comprehensively fitted with hardwood units, integral oven, grill and electric hob with tiled splashbacks. A utility room adjoins, along with a front vestibule.

The first floor provides three double bedrooms, with the two end rooms being full width. The intermediary rooms are the third bedroom and a large wet room. Correspondingly to the entire ground floor, all rooms to the first floor enjoys the same attractive vista over the gardens.

Outside, the house is discreetly set well back and 'side on' to Bear Street, which gives the property a good sense of seclusion. This arrangement appears unique to Bear Street, and probably to Nayland at large. Standing in just under 0.25 acres, the part walled gardens are predominately to the southwest, with a large central lawn defined by well stocked flower and shrub borders. A yew hedge delineates the front parking area which is accessed via an electric five-bar gate. Feature trees include a specimen oak tree to the front, and a large ash tree set close to the Mill Stream, which defines the entire southern boundary. Attached to the southern end of the house is a single storey weatherboarded store.

A HANDSOME GEORGIAN HOUSE OCCUPYING A WONDERFUL, SECLUDED SETTING IN THE CENTRE OF NAYLAND



Location

Nayland is a most attractive and sought-after village on the River Stour which forms the border between Essex and Suffolk. The village has a thriving community with a primary school, Doctors' Surgery, post office, dentist, and a very popular riverside pub. Nearby Stoke-by-Nayland offers 2 further renowned pub/restaurants and 36 hole Stoke-by-Nayland Golf Course and Spa/Gym. There are a number of popular schools within easy reach, including Littlegarth, Holmwood House, and in Colchester, the County High School for Girls and the Royal Grammar School.

Services

Mains electricity, water, and drainage. Oil-fired central heating.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council.
Band F.

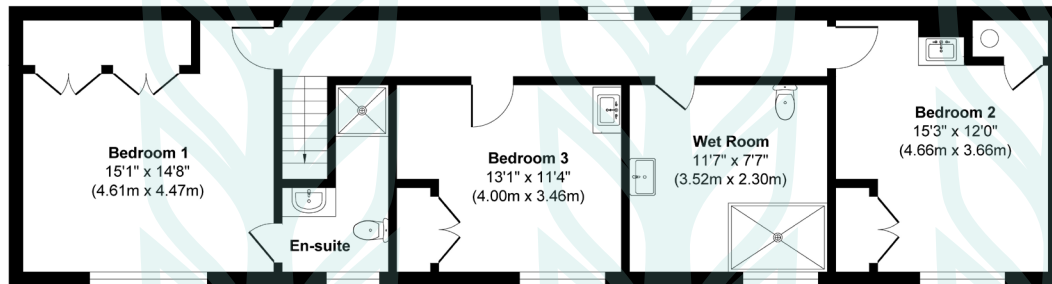
Agents note

1. The southern end of the house (a more recent addition) has undergone some subsidence which has been inspected by Structural Engineers. The projected outlay for the recommended underpinning has been reflected in the guide price.

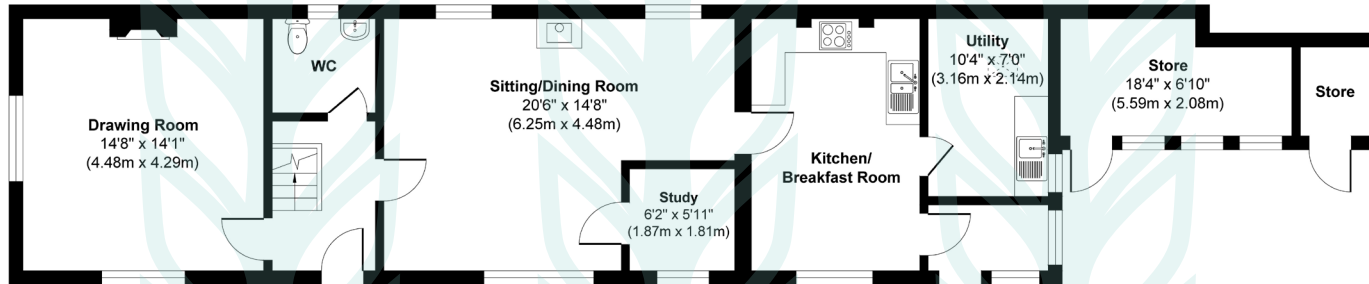
2. The aforementioned oak and ash trees are protected by preservation orders. However, it has been professionally assessed that the ash tree to the southern boundary is the probable cause for the subsidence. Initial enquires with the local tree warden to Nayland has indicated that at a 'fair and practical' resolution to the issue will be considered to inhibit further structural problems associated with the subject tree, which is deemed as ongoing.



16 Bear Street, Nayland, CO6 4HX



First Floor
Approximate Floor Area
881 sq. ft
(81.85 sq. m)



Ground Floor
Approximate Floor Area
881 sq. ft
(81.85 sq. m)

Approx. Gross Internal Floor Area 1762 sq. ft / 163.69 sq. m
Approx. Gross Internal Stores Area 108 sq. ft / 10.06 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



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