



Winkworth
FOR SALE
01787 326740

**BAY HOUSE, COURT STREET,
NAYLAND, COLCHESTER, CO6**

winkworth.co.uk

Winkworth

Sympathetically refurbished and brimming with style and period character, Bay House is a stunning, award-winning home. The wonderful accommodation is arranged over four floors and incorporates, 2/3 bedrooms, 2/3 receptions and a study/music/cinema room basement. Courtyard garden.

- *Exceptional 18th Century Grade II-Listed Country Village House*
- *Light and airy period property with enormous character*
- *Superbly maintained and beautifully presented throughout*
- *2/3 Bedrooms & 2/3 Reception Rooms*
- *Cinema Room/Study/Basement*
- *Courtyard Garden*
- *Viewing highly recommended*

THE PROPERTY

An exceptional 18th Century Grade II-Listed country village house situated in a distinctive picturesque village setting and surrounded by some of the most beautiful and unspoilt countryside Suffolk has to offer. Meticulously renovated to create a truly unique and charming country property blending original period features with high-quality modern finishes. An outstanding example of its type, this light and airy period property retains enormous character and is superbly maintained and beautifully presented throughout.

The stylish accommodation, laid out over four floors, offers a superb 'lock-up-and-leave' perfect for those searching for a country lifestyle and an escape from the city.

Unusual for a property of this age, Bay House has a zero-carbon footprint as it is heated entirely by renewable energy via a Mitsubishi air source heat pump.





Stepping through the attractive front door which boasts fluted architrave along with a fan light, you will find an inviting **RECEPTION HALL** with oak flooring and steps leading down to the **BASEMENT MUSIC ROOM/STUDY**.

BASEMENT MUSIC ROOM/STUDY: The basement at Bay House has been fully and professionally waterproofed (tanked) and now lends itself to multiple uses such as an overflow bedroom, music room, office/study or cinema room. Under-floor heating.

SITTING ROOM: The reception hall also provides access to a light and airy sitting room, where a canted bay window affords pleasant views across Court Street. A striking fireplace with fluted columns and mantel generates a warm and cosy ambience, while a delightful fitted cabinet with display shelving and inset lighting adds a charming finish to the room.

DINING ROOM: The breakfast/dining room is spacious and can easily accommodate a generous dining table and chairs, a great place for entertaining and relaxed family meals. Another wonderful fireplace houses a wood burning stove. Additionally, there are fitted cabinets to two corners, a sash window offering vistas over the courtyard and access to the staircase for the upper floors.

KITCHEN: The comprehensive fitted kitchen enjoys a modern feel, with maple-fronted cabinets providing copious amounts of storage and quartz work-tops allowing for easy preparation of meals. Built in 'Siemens' 4 ring ceramic hob and cooker, fridge, freezer, dishwasher, washing machine and water softener. Door to courtyard garden.

CLOAKROOM

DRAWING ROOM: Ascending to the first floor, you will locate a well proportioned sitting/family room, where two large sash windows frame elevated vistas over the Grade I Listed Alston Court, its lovely gardens and over towards the village church. This room could easily be converted in to a further bedroom if required.

BEDROOM 2: A lovely quiet bedroom at the rear of the property overlooking the courtyard garden and with fitted wardrobes. Under-floor heating.



SHOWER ROOM: A luxurious shower room with polished Travertine tiled floors and walls. Wall-mounted wash basin unit with drawer, wall mounted w.c., chrome heated towel rail, large walk-in Travertine tiled shower. Under-floor heating.

MASTER BEDROOM: The principal bedroom can be found on the upper floor - another light and airy room with built in wardrobes and drawer units and with wonderful views to the front over Nayland.

BATHROOM: Across the landing is a luxurious bathroom with polished Travertine tiled floors and walls. Panelled bath, wall-mounted wash basin unit with drawers, wall-mounted w.c., wall-mounted bidet, chrome heated towel rail, large walk-in Travertine tiled shower. Under-floor heating.

OUTSIDE:

The paved courtyard garden, leading from the kitchen, is a glorious spot to sit outside or by candlelight on a warm evening. With room to dine outside, the present owners have emphasised the exterior weathered beams with green plants and a variety of herbs.

LOCATION:

Nayland is one of Suffolk's finest medieval villages with over one hundred listed buildings. Set at the heart of the Stour Valley, in beautiful Constable Country just 6 miles from Colchester, which has excellent transport links and shopping, along with cultural and leisure opportunities.

Bay House stands close to the centre of the village within easy reach of amenities including a Post Office/shop, butcher, GP's surgery, primary school, Parish Church and the popular Anchor public house. Nearby Stoke-by-Nayland is home to the superb Park Street convenience store, two excellent pub/restaurants and the 36-hole Stoke-by-Nayland Golf Club and Spa/Gym.

Located in the heart of Suffolk's rural countryside, Nayland is also close to the ancient Suffolk Wool Towns of Lavenham, Long Melford, Sudbury, Hadleigh and Clare, as well as the beautiful historic market town and cultural centre of Bury St Edmunds with its historic Cathedral, Abbey Gardens and 21st century Apex Auditorium, as well as the National Trust's Theatre Royal and nearby Ickworth Park.

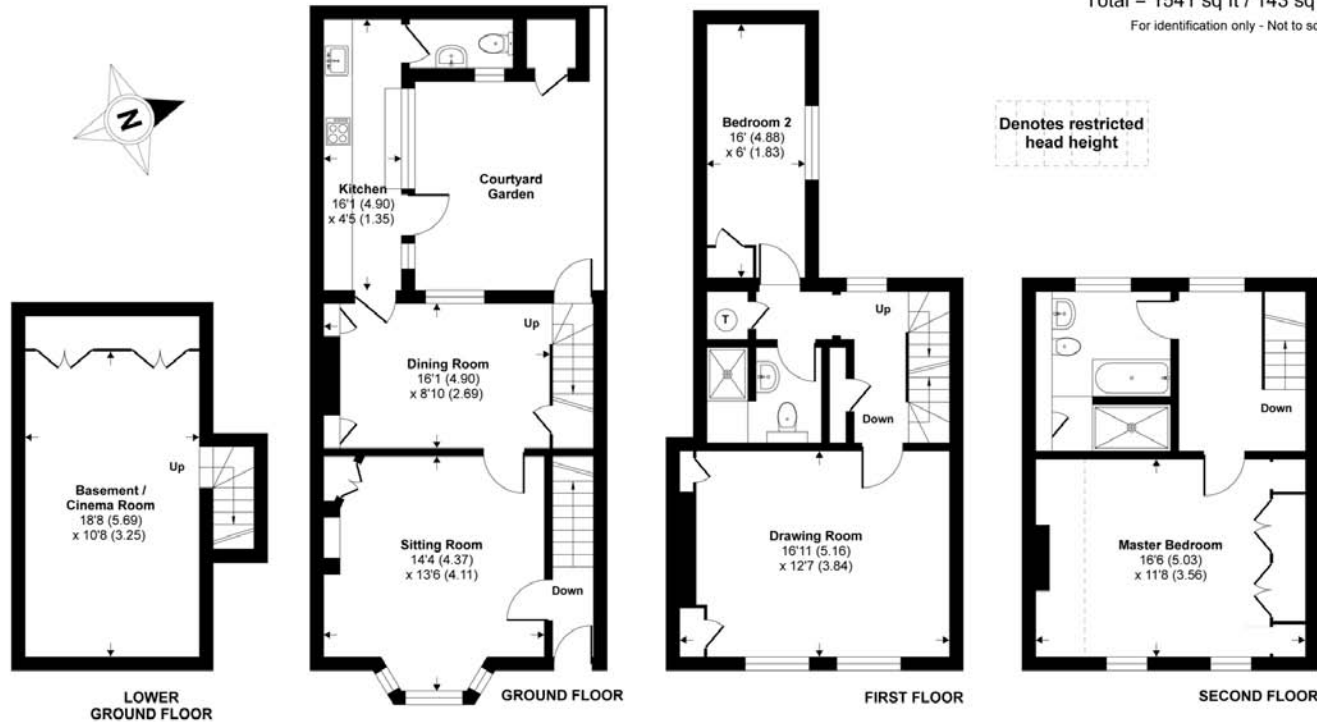




Court Street, Nayland, Colchester, CO6

Approximate Area = 1495 sq ft / 139 sq m
 Limited Use Area(s) = 37 sq ft / 3 sq m
 Outbuilding = 9 sq ft / 1 sq m
 Total = 1541 sq ft / 143 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Winkworth. REF: 647999

LOCATION continued: Cambridge and Newmarket are all within easy driving distance, and trains from nearby Sudbury and Colchester provide good commutable links to London Liverpool Station and beyond.

The surrounding countryside is untouched: gently sloping, quintessential rural Suffolk, as immortalised by the paintings of Constable and Gainsborough. Country walks and the numerous country pursuits are on the doorstep including river walks and kayaking down the River Stour to Dedham, with a stop at a riverside pub. There is superb walking, cycling and riding in the surrounding Dedham Vale, which is an Area of Outstanding Natural Beauty.

Littlegarth (1 mile) and Holmwood House (6 miles) are both well regarded local preparatory schools, whilst the Royal Grammar School for Boys and County High School for Girls are situated in Colchester.

SERVICES: Mains water, electricity and drainage. Central heating via air source heat pump. Note: None of the services have been tested by the agent.

LOCAL AUTHORITY: Babergh with Mid Suffolk Council.

VIEWING: Strictly by appointment only through Winkworth Long Melford and VIRTUAL TOUR available on request.

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