

Stoke-by-Nayland
Wick Road, CO6

Freehold
£1,400,000



A sympathetically restored farmhouse in immaculate private grounds on the edge of Stoke-by-Nayland. Including: 3000 sqft of accommodation - Four Reception Rooms - A Large Suffolk Barn - Dedham Vale Views - Annex Potential - Planning Permission to Extend - No Near Neighbours.

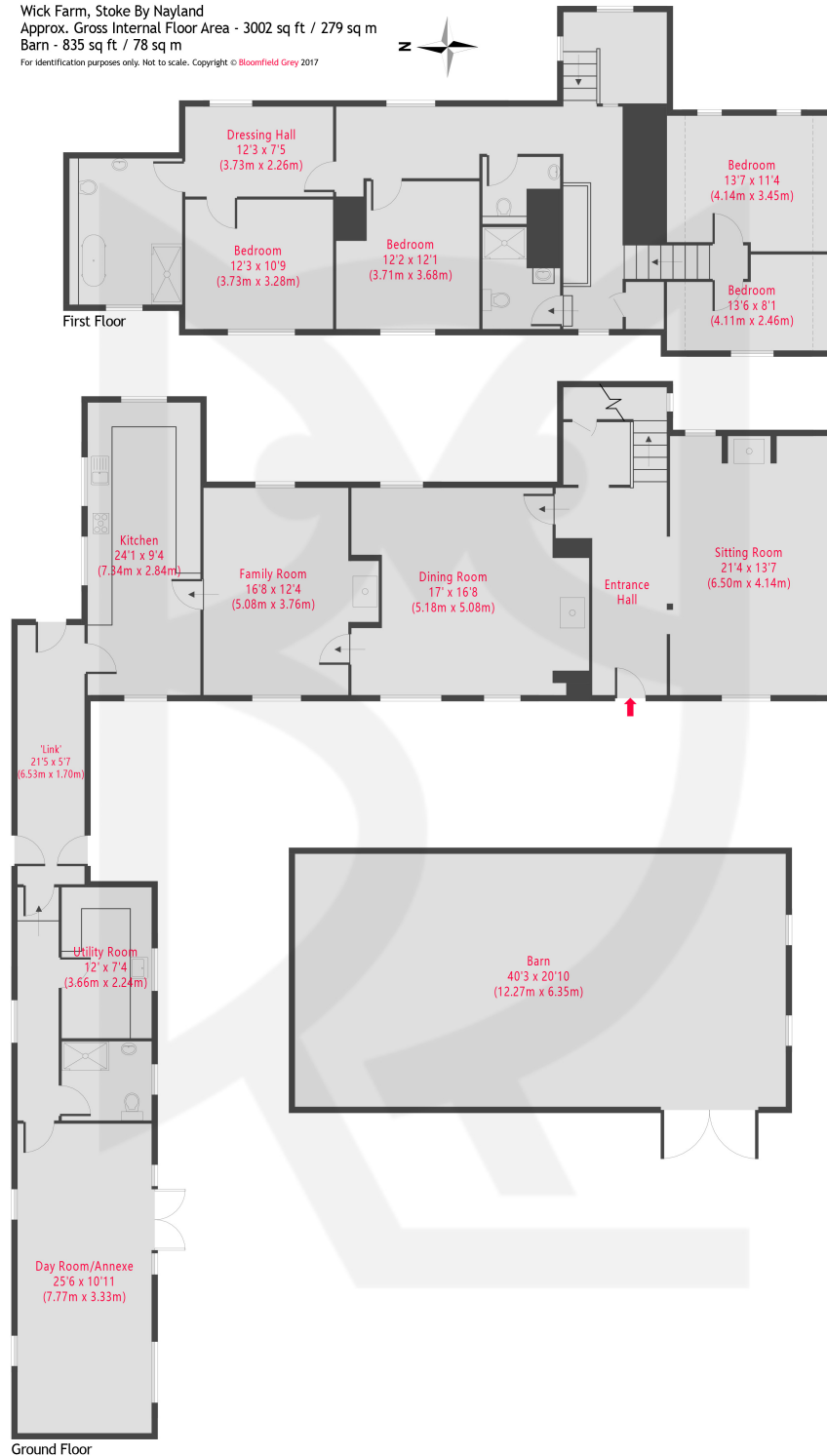


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Wick Farm, Stoke By Nayland
 Approx. Gross Internal Floor Area - 3002 sq ft / 279 sq m
 Barn - 835 sq ft / 78 sq m

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The House

Wick Farm is a most impressive listed home which has undergone extensive renovation and several sympathetic extensions in recent years. Although parts of the house are believed to originate from the 1480's it is functional and light with four usable reception rooms, few low beams or ceilings, and a good number of triple or double aspect rooms.

The property is rich in historic features including a double height landing and atrium, exposed red-brick chimneys, substantial oak beams and studwork. An excellent recent addition to the house is a stairwell extension which incorporates a modern oak staircase.

The kitchen/breakfast room is well-appointed and includes a range cooker with a (bottled) gas hob, a double height glass-fronted wine fridge (stsn) and space for a four-person breakfast table.

The original part of the house includes three reception rooms. The family room is adjacent to the kitchen and has a log burner within an ornate fireplace. The impressive dining room has a second log burner within a larger inglenook fireplace (oak dining table available stsn). The triple aspect sitting room at the far end of the house is partially opened into the entrance hall; its pavement floor is exposed and features a third log burner.

Other ground floor accommodation includes a 25-foot day room that enjoys an outlook back to the oldest part of the property, a utility room and a ground floor shower room that houses the heating system. As the floorplan illustrates these rooms could easily function as a thatched studio annex (with the utility room only needing an oven to make it ready for use as a kitchen).

There are four bedrooms on the first floor. The master bedroom suite includes a dressing room plus a wonderful en-suite with a walk-in cubicle shower and a large bath. The remaining three bedrooms share the use of a shower-room and an additional WC.

The Suffolk Barn

Opposite the house there is a large detached timber-framed and thatched Suffolk Barn. This is currently used for storage but has many potential uses subject to planning including an additional annex, an office or as a holiday let.

The Garden

The property sits centrally within an idyllic plot that measures 0.9 acres. Since it has no neighbours and because the grounds have well-established boundaries, the buildings and the garden are entirely private. The eastern and northern boundaries have been left open to allow enjoyment of the views towards the river Stour.

The grounds include several large areas of lawn which are surrounded by well-kept hedges on most sides and are punctuated by shingle paths and three stone patios. There are a number of trees including a large willow. The driveway commences with a wooden electric gate within a red-brick wall and there is ample parking for many vehicles.

The Location

Wick Farm is brilliantly located in the Dedham Vale Area of Outstanding Natural Beauty on the Essex/Suffolk border. The village of Stoke-by-Nayland is roughly a mile away and includes a thriving shop, an active church and two fabulous restaurants with hotel facilities (The Angel and The Crown). Just beyond the village is The Stoke-by-Nayland golf, hotel and gym complex which is recognised as one of the finest in the area.

The property is around five miles from the A12 in both directions and there is good access by car to the county town of Ipswich and Colchester. For London commuters, both Manningtree and Colchester mainline stations offer a direct service to Liverpool Street with journey times of 60 and 50 minutes respectively.

Points to note

We understand the property is connected to mains electric. The house has oil fired central heating and a bottled gas supply to the kitchen. The house has a private water supply which is channeled through a high-pressure water system – this has very low running costs. The property is Grade Two listed.

Planning Permission

Planning permission and Listed Building Consent has been granted for a sizable extension off the northern elevation which would create a larger kitchen, a larger family bathroom and two bedrooms, all accessed from a second staircase. Please ask for plans.

Before booking a viewing of any Bloomfield Grey instruction, we suggest that buyers view its full online details including the street-view representation, the satellite view and the floor plan. If you have any questions, then please contact Bloomfield Grey.

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