



DAVID
BURR

Wick Road
Stoke By Nayland, Suffolk



Grove Farmhouse, Wick Road, Stoke By Nayland, Suffolk, CO6 4SL

An exceptional five bedroom detached Grade II listed timber-framed residence occupying a wonderfully secluded and elevated position, with no immediate neighbours and commanding far reaching views across gently rolling countryside. Situated on the periphery of the highly regarded parish of Stoke by Nayland, Grove Farmhouse is believed to date in part from the 16th and 17th centuries and represents a rarely available opportunity to rent a substantial standalone period home of considerable character, complemented by useful outbuildings, access to adjoining orchard land and an outstanding unspoilt rural aspect.

Having undergone a sympathetic and comprehensive programme of restoration and enhancement in recent times, the property successfully combines the architectural integrity and charm of its origins with an impressive standard of modern specification. Throughout the house, exposed timbers, fireplaces, sash windows and traditionally proportioned rooms reinforce its period credentials, while the improvements undertaken have been carefully considered to complement rather than compromise the historic fabric of the building.

The accommodation is introduced via an impressive dining room, providing an attractive focal point to the ground floor and enjoying a range of double hung sash windows overlooking the front elevation. The room offers generous proportions ideally suited to both formal entertaining and everyday family use, with access continuing through the principal ground floor accommodation.

A charming snug provides a more intimate reception space, centred around a fireplace and enhanced by a further double hung sash window to the front. The principal sitting room is particularly well proportioned and displays a wealth of period character, with a central fireplace and dado rail contributing to the traditional ambience of this handsome room.

The ground floor is further complemented by a cloakroom with pedestal wash hand basin and a practical utility room retaining attractive exposed brick flooring. A particular highlight of the recent programme of works is the beautifully appointed handmade kitchen by Ashford & Brooks. Finished to an exacting standard, the kitchen is arranged with a range of bespoke base level cabinetry beneath stone work surfaces, together with a Franke butler sink and space for an oven. Exposed ceiling timbers provide an attractive reminder of the property's considerable heritage, while generous provision has been made for freestanding appliances. A window to the rear affords a particularly attractive outlook across the gardens and surrounding countryside.

The first floor accommodation is arranged over two separate staircases, lending the house an appealing degree of flexibility and privacy. Five substantial bedrooms are provided, with the principal benefiting from beautifully finished en-suite bathroom and guest bedrooms are served by a well-appointed family bathroom incorporating a separate shower and an additional shower room. A number of the bedrooms retain notable period details, including attractive Victorian fireplaces, and LED spotlighting.

The arrangement of the bedrooms, together with en-suite facilities in total, makes Grove Farmhouse particularly well suited to family living and visiting guests, while the division of the first floor across two staircases adds further versatility to the internal layout.

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Outside

Grove Farm occupies an exceptional setting, approached within an unspoilt rural landscape and enjoying a remarkable sense of privacy. Its elevated position allows the property to take full advantage of extensive views across the surrounding countryside, providing an ever changing backdrop through the seasons and reinforcing the wonderfully secluded nature of the setting. The grounds are complemented by a number of useful outbuildings, including an external store and coach house, offering valuable storage and potential for a variety of ancillary uses, subject where necessary to the appropriate consents and permission from the landlords. The setting is undoubtedly one of Grove Farmhouse's defining attributes. With no immediate neighbouring properties, extensive rural vistas and mature surroundings, the property offers an increasingly rare combination of privacy, architectural significance and proximity to one of Suffolk's most desirable villages.

Location

Stoke by Nayland is widely regarded as one of the most attractive and desirable villages within this part of Suffolk, characterised by its wealth of historic buildings, picturesque streets and magnificent countryside. The village lies amidst the celebrated landscape of the Dedham Vale and Stour Valley, an area renowned for its gently undulating farmland, woodland and extensive network of footpaths and country lanes. The village itself provides a useful range of amenities and a strong sense of community, with traditional public houses, local facilities and the imposing parish church forming part of its enduring appeal.

Grove Farmhouse enjoys the considerable advantage of being positioned on the periphery of the parish, allowing its owners to benefit from the facilities and character of Stoke by Nayland while retaining an exceptional degree of peace and seclusion. The surrounding countryside offers outstanding opportunities for walking, cycling and enjoying the wider Stour Valley landscape, while the nearby villages and market towns provide a broad range of shopping, educational and recreational facilities.

This combination of an intensely private rural position and ready access to highly regarded surrounding communities makes Grove Farmhouse particularly well suited to those seeking a distinguished country residence without feeling isolated.

AGENTS NOTES:

- Alternative uses for the outbuildings are subject to consent and landlords permission.
- The barn to the South side of the property is excluded from the rental.
- Former stables and grazing land are available by separate negotiation.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

SERVICES: Mains water and electricity are connected. oil fired heating and private drainage. **NOTE:** None of these services have been tested by the agent.

EPC RATING: E

WHAT3WORDS: overheard.jukebox.duties

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

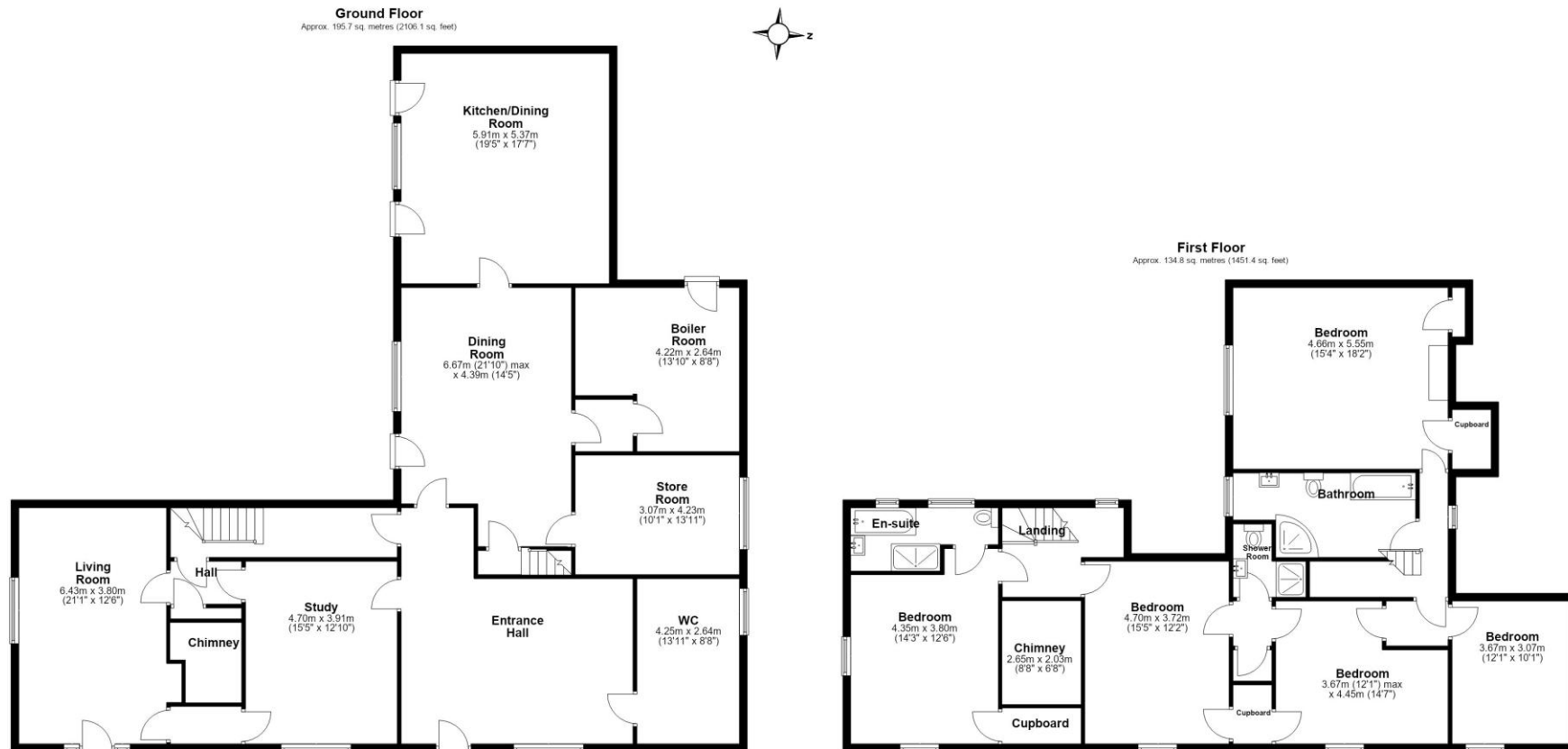
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.



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Total area: approx. 330.5 sq. metres (3557.5 sq. feet)



