



A delightful cottage in the heart of the Box Valley

Yeomans Cottage, Mill Street, Polstead, Suffolk CO6 5AD

Freehold





3 bedrooms • 2 bath/shower rooms • double reception room • dining room • kitchen/breakfast room, utility • study • double garage • About 0.33 acre

Local information

Yeomans Cottage is positioned at the heart of the Box Valley, in a designated Area of Outstanding Natural Beauty. The property is situated in this undulating countryside between the villages of Polstead and Stoke-By-Nayland, both of which benefit from village shops and public houses. There is ready access to Colchester (8 miles), the oldest recorded town in England, which provides a wide range of educational, recreational and shopping facilities, as well as a direct train service to London's Liverpool Street Station.

About this property

Yeomans Cottage is a Grade II Listed cottage which dates back to the 18th century and built primarily from timber frame under pitched peg tiled roofs. Internally the cottage offers a wide range of features that include exposed beams and studwork, an open fireplace with wood burner, French windows, well-proportioned and light-filled rooms.

The cottage is set back from Mill Street with the approach leading onto a wide gravelled parking sweep that fronts the large double garage. The front cottage garden has established hedges and shrubs and continue around the property to the larger rear garden with further trees, shrub and flower borders. To the rear of the house are two terraces and seating areas with a fine wisteria.

SERVICES

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

Directions

From Colchester take the A134 towards Sudbury. Turn right into the village of Nayland onto the B1087 and continue to Stoke By Nayland. At the give way in Stoke By Nayland turn left and after a few hundred yards take the first right to Polstead. Proceed down the hill and pass the Mill Lane turn on the left continue for a short way and the house will be seen on the right.

Tenure

Freehold

Local Authority

Babergh District Council - Council Tax Band F

Viewing

Strictly by appointment with Savills







Polstead, Suffolk, CO6 5AD

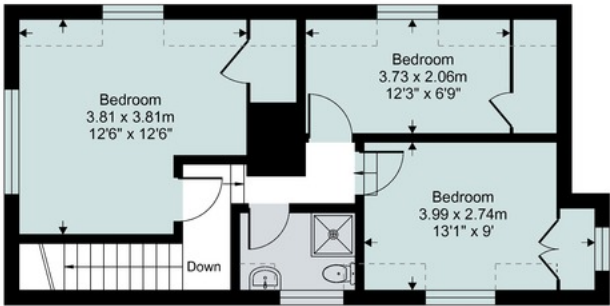
Approximate Area = 1782 sq ft / 165.5 sq m (includes garage)

Limited Use Area(s) = 51 sq ft / 4.7 sq m

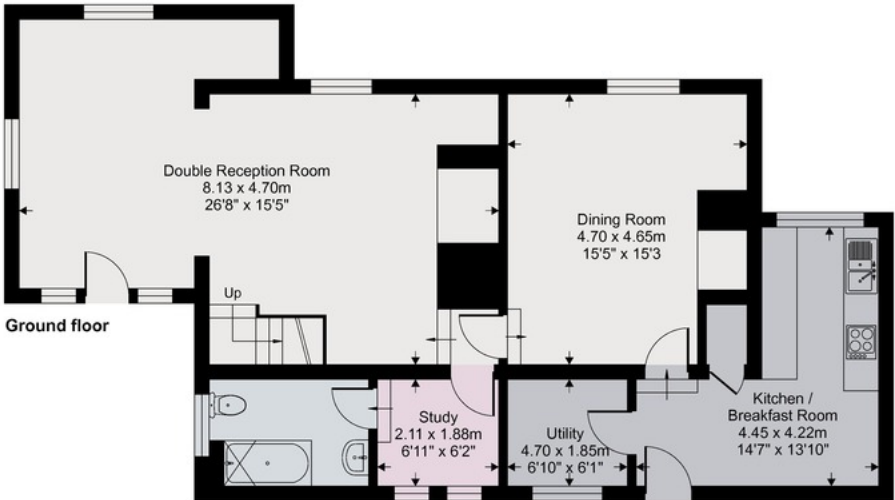
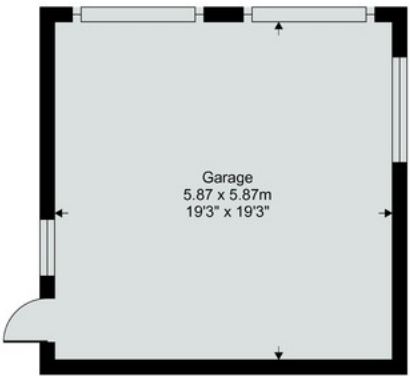
Total = 1833 sq ft / 170.2 sq m

For identification only - Not to scale

Denotes restricted
head height



First floor



Ground floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Savills (UK) Limited. REF: 731405

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12026041 Job ID: 151677 User initials: THO

