



NETHER HALL

Stoke By Nayland, Suffolk

Carter Jonas

NETHER HALL, THORINGTON STREET, STOKE BY NAYLAND, SUFFOLK, CO6 4ST

Colchester 9 miles

(London to Liverpool Street from 48 mins)

Manningtree 9 miles

(London to Liverpool Street from 55 mins)

Ipswich 13 miles

Entrance hall • Drawing room • Sitting room
Dining room • Conservatory • Kitchen/breakfast room
Utility/boot room • Cloakroom • 5 bedrooms • Ensuite
dressing room • 4 bath/shower rooms (2 ensuite)
Traditional outbuildings • Hard tennis court • Spacious
parking courtyard & 4 bay cartlodge • About 3.15 acres

THE PROPERTY

Nether Hall is an exceptional Grade II listed family house set in beautiful grounds. Believed to have been one of the last Suffolk Hall houses built in the early 1500s, the property is of a magnificent honey coloured oak framed construction with rendered and brick elevations under a peg tiled roof. Fine period features include exposed timbers, fireplaces, an internal mullion window, intricately carved doors and some open studwork.

The interior is naturally light and well presented. The reception hall gives access to the generous dining room which flows into the drawing room, both of which have impressive fireplaces. A cosy sitting room and study adjoin the farmhouse-style kitchen/breakfast/family room which leads into a wonderful conservatory with lovely views over the garden towards the river. There is also a utility/boot room and cloakroom as well as a useful ground floor bedroom suite with a flexibility of use.

On the first floor, the landing gives access to the principal bedroom with an ensuite dressing room and bathroom, 3 further double bedrooms and 2 further bathrooms. Nether Hall sits well back in its established grounds ensuring a lovely outlook to all aspects from within.

AN OUTSTANDING GRADE II LISTED HALL HOUSE WITH A SUFFOLK BARN AND TENNIS COURT IN PEACEFUL GROUNDS OF ABOUT 3.15 ACRES IN AN AREA OF OUTSTANDING NATURAL BEAUTY - WELL PLACED FOR DAILY COMMUTING AND GOOD SCHOOLS.



OUTSIDE

With established grounds of about 3.15 acres Nether Hall is approached over a gravelled drive leading onto a wide parking sweep enclosed by brick walling and traditional outbuildings. These include a former stable block of traditional construction which provide useful storage with office/studio potential. A 4-bay cartlodge adjoins. The Suffolk barn has full height double doors to the front and rear with a second floor and impressive timbers.

Nether Hall is adorned in climbing roses and has a delightful, well stocked walled gardens to the front elevation. A south facing sun terrace adjoins the conservatory which overlooks the neatly tended lawns which sweep towards the River Box as well as a pond. The river borders the south-western boundary. A fine variety of trees include willow, oak, beech and fruit trees. Towards the western boundary is a hard tennis court and from here an expanse of lawn leads back to the front of the house providing an ideal area for children to run around.

LOCATION

Nether Hall is situated in the hamlet of Thorington Street which is between the popular villages of Stoke by Nayland and Higham. The area has been designated as one of outstanding natural beauty and is famous for the works of John Constable. Stoke by Nayland provides a popular village stores/post office, 2 highly regarded restaurants including The Crown, a school as well as the Stoke by Nayland Country Club with a gym and golf course. Colchester and Ipswich are within easy reach for good schools. Daily commuting is from Manningtree or Colchester stations with fastest trains to Liverpool Street taking from 48 minutes.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Local Authority: Babergh Mid Suffolk

Council Tax: Band H

What3Words: ///sunset.promising.pocketed

Viewing: By appointment with Carter Jonas
T: 01787 882881



Nether Hall, Stoke by Nayland, Suffolk

Approximate Gross Internal Area

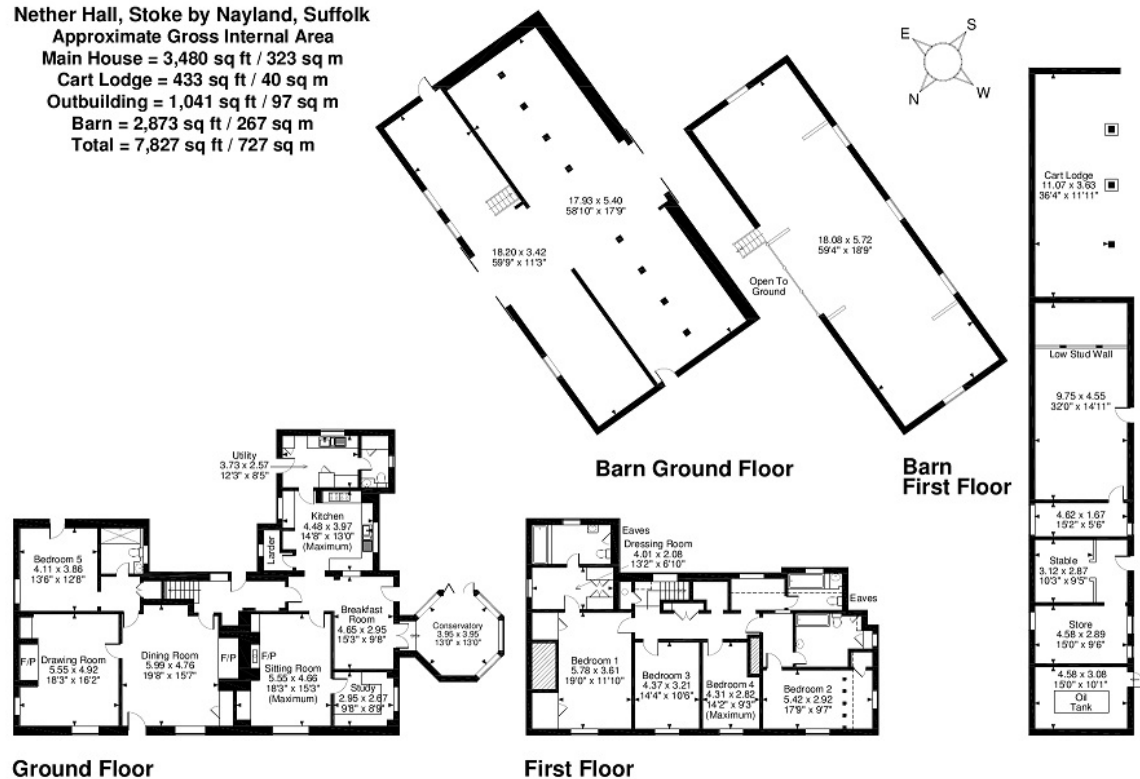
Main House = 3,480 sq ft / 323 sq m

Cart Lodge = 433 sq ft / 40 sq m

Outbuilding = 1,041 sq ft / 97 sq m

Barn = 2,873 sq ft / 267 sq m

Total = 7,827 sq ft / 727 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Long Melford 01787 882881

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk CO10 9LQssssss

carterjonas.co.uk

Offices throughout the UK

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