

INIGO



Mill Cottage

NAYLAND, SUFFOLK

£525,000 FREEHOLD

Built at the turn of the 18th century, this Grade II-listed, three-bedroom cottage lies on Mill Street, in the historic core of Nayland-with-Wissington. Proportions are well-balanced, and there are plenty of period features in situ - largely from the home's Victorian remodel. Modern interventions are elegantly understated and have been chosen for their resonance with the building's bones. The house lies within the Dedham Vale National Landscape and is just 20 minutes' drive from historic Colchester.

Setting the Scene

Nayland-with-Wissington is a characterful village that sits on the bank of the River Stour, in a natural landscape depicted by English romantic painter John Constable. Named after a corn mill that once served the village, Mill Street is home to a cluster of period buildings. Just a few doors down from the house, the namesake mill is today a beloved local deli with a delightful outdoor terrace.

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Although it was built in the late 17th or early 18th century, the house was substantially altered in the Victorian period. From the pavement, the understated cream-hued façade rises across two storeys - one of which remains hidden from view - and is formed of three bays, each marked by sash windows set in stuccoed reveals. Entry is via a short flight of steps and through the white-painted panelled door, framed by classical pilasters and cornice.

The Grand Tour

Entry is to a circulation space that gives way to a living room with double-height ceilings and an exposed timber beam. Walls are elegantly painted in Farrow & Ball library paint, paired with solid oak floorboards. Facing south-west, two shuttered windows imbue the room with a soft glow. A log-burning stove on one side is a warming addition for cold winter nights.



Steps from the central hallway ascend to the kitchen, a double-aspect room with farmhouse-style sage-green units and marble countertops. Ideally configured for the keen cook, the room has a double Belfast sink and a floor-to-ceiling pantry. There is a large range cooker by Belling, and integrated appliances include a Beko dishwasher. Beams span overhead, and stone tiles pave underfoot, continuing into the dining area, which has built-in shelves, wine racks, and French doors to a walled terrace.

The principal bedroom is also on the ground floor and is a beautiful, rose-coloured space. Soft carpet grounds the room, and there is an original marble fire surround. A large sash window frames views of the leafy terrace and the treetops beyond. The room has a smart en suite, with a marble-clad shower and traditional fittings.

There is a second bedroom at the front. A built-in wardrobe and shutters are here picked out in the same powder blue shade.

Stairs ascend to the upper storey, passing a neat WC set on a half-level. A third bedroom is situated here, a serene space used as a nursery. Next door is a wonderful bathroom, where traditional-style fittings are paired with forest-green wall panels. A large bath from Burlington is ideal for long, luxurious soaks.

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The Great Outdoors

A walled garden terrace unfolds at the rear and is accessed directly from the kitchen, with space for outdoor dining and a barbecue area. A versatile storage/potting shed completes the space, while densely planted borders and leafy climbers allow for wonderful privacy and quiet.

Off-street parking is available in front of the house.

Out and About

Nayland-with-Wissington sits on the northern bank of the River Stour on the Essex-Suffolk border. It lies within the Dedham Vale National Landscape, a designated Area of Outstanding Natural Beauty.

The village is home to several historic landmarks. Grade I-listed, St James' Church houses a renowned painting by John Constable, "Christ Blessing the Bread and Wine", dating from 1809. There is also a welcoming country pub, The Anchor Inn, and an excellent produce shop and café, Mill Street Store & Deli.

Less than 20 minutes' drive south, Colchester is an ancient city, with expansive walls stretching around two miles and much significant architecture that remains visible today. The city is also a lively and vibrant modern hub. Firstsite, a spectacular Rafael Vinoly-designed building, showcases artworks from internationally recognised artists and more locally relevant exhibitions. It also has an in-house cinema, café, and shop, and runs a programme of free talks. The city is also home to a popular Curzon cinema and Mercury Theatre.

In more recent times, Colchester has welcomed several lovely restaurants: Church Street Tavern is great for an evening meal or a Sunday roast, while Kintsu offers seasonal tasting menus. Koryu is a much-loved Japanese fine dining restaurant, and authentic Italian spot Favoloso is an excellent family-friendly option.

There are some fantastic places to explore less than an hour away, along the River Stour and towards the Harwich Peninsula, including Pin Mill, Wrabness, Harwich, Frinton-on-Sea, Mersea Island, and Walton-on-the-Naze.

There are plenty of schools locally, including Nayland Primary School and Littlegarth School. There are superb state and private options in Colchester.

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Trains from Colchester station, less than 20 minutes by car from the house, run to London Liverpool Street in around an hour. The A12 is also nearby, for routes in and out of London and up towards Ipswich and Norwich.

Council Tax Band: C

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.