

DAVID
BURR



Clopton Cottage, Eastern Wing - The Deanery, The Great Churchyard, Bury St Edmunds, Suffolk IP33 1RS

A one-off opportunity to reside in a true piece of local history. Clopton Cottage forms the Eastern Wing of The Deanery, occupying an unrivalled location just a stone's throw from the Abbey Gardens, enjoying the benefit of freshly renovated accommodation arranged over two floors, with the added benefit of a substantial cellar and ample off-road parking.

To Let £3000.00 pcm

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Occupying an unrivalled setting in the historic centre of town, overlooking the adjacent Great Churchyard, next to the Cathedral. Clopton Cottage is a rare opportunity to reside in one of the finest examples of this historic town's heritage.

With four double bedrooms, a family bathroom, private rear gardens and two reception rooms, the cottage effortlessly retains a wealth of period features, with all the benefits of modern accommodation.

The property has recently undergone an extensive programme of restoration albeit retaining many period features such as wood flooring, grand sash windows and exposed timbers.

- Four double bedrooms.
- Ample off-road parking in the town-centre.
- Private rear gardens.
- Gated entrance.
- Recently renovated.
- Views over The Great Churchyard.
- Within walking distance of The Abbey Gardens.

Access:

Long Melford 14 miles

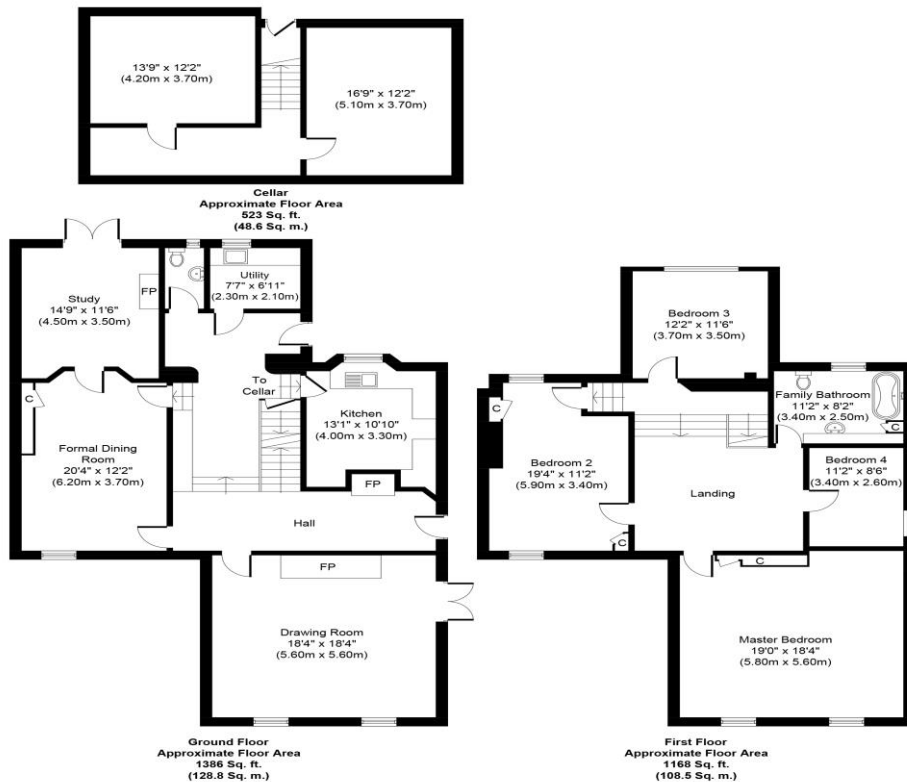
Newmarket 15 miles

Sudbury 17 miles

Stowmarket 15 miles

Cambridge 30 miles

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. Pets are considered.



SERVICES: Mains water, electricity and drainage.

NOTE: None of the services have been tested by the agent.

EPC: TBC

LOCAL AUTHORITY: West Suffolk Council.

Viewing strictly by appointment with David Burr.

www.davidburr.co.uk

Bury St Edmunds	(01284) 725 525
Castle Hedingham	(01787) 463 404
Clare	(01787) 277 811
Leavenheath	(01206) 263 007
Long Melford	(01787) 883 144
Woolpit	(01359) 245 245
Newmarket	(01638) 669 035
London	(020) 78390 888

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