



Motts Farmhouse
Chilton Street, Clare, Suffolk

**DAVID
BURR**



Motts Farmhouse, Chilton Street, Clare, Sudbury, Suffolk CO10 8QS

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and magnificent St. Peter and St. Paul church. It is very well served for a town of its size with a range of everyday facilities including doctors, shops, schools, which includes the Stour Valley Community School, bank and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east.

A beautifully presented Grade II Listed 17th Century detached farmhouse situated in grounds extending to approximately 0.45 of an acre with the benefit of stunning gardens, off road parking for several vehicles and attached double garage. The property offers a range of character features including inglenook fireplace, exposed beams and oak flooring whilst offering aspects of modern living such as a particularly spacious open plan kitchen/dining room, double bedrooms and stylish bathrooms.

A beautifully presented Grade II Listed farmhouse in approximately 0.45 of an acre.

Entrance into:

ENTRANCE HALL With pamment tiled flooring, exposed chimney breast and doors to:

DRAWING ROOM A bright, double aspect room with stairs to the first floor, pamment tiled flooring, exposed beams and featuring an inglenook fireplace with a wood burning stove inset with bressumer over and benched seating adjacent.

SITTING ROOM Another bright, double aspect room with exposed beams, brick floor and featuring a wood burning stove set upon a pamment tiled hearth.

KITCHEN/DINING ROOM A particularly spacious farmhouse style kitchen with a range of wall and base units under solid oak worktops with a double butler sink inset. Integrated appliances include a fridge/freezer with wine fridge, Bosh dishwasher and a range style cooker with electric hob, there is a central preparation island and ample space for a dining table and chairs, all set upon Indian slate tiled flooring with under floor heating and a door to the terrace.

UTILITY ROOM Fitted with a further range of farmhouse style units set under oak worktop with butler sink inset. Integrated appliances include a washing machine, tumble drier and Indian slate flooring. Pantry cupboard and door through to the double garage.

REAR HALL With Indian slate flooring, storage cupboard and leads to the:

BATHROOM Comprising WC, vanity wash basin, panelled bath with shower attachment over, heated towel rail, Indian slate flooring and part tiled walls.

First Floor

DAY ROOM A stunning space situated directly off the staircase with double linen closet, oak flooring, exposed beams, door with stairs to second floor. This space acts as a first floor reception room and has the potential to create an additional bedroom or bathroom.

MASTER BEDROOM A beautifully presented double aspect room with wooden flooring, fitted wardrobe and exposed chimney breast with cast iron fireplace and exposed beams.

BEDROOM 2 A double aspect room with built in wardrobe, painted floor boards and views across the garden.

BEDROOM 3 A bright double room with oak flooring.

SHOWER ROOM Stylishly fitted with a WC, wash basin, shower cubicle, part tiled walls and painted floor boards.

CLOAKROOM With WC, wash basin and painted floor boards.

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Second Floor

BEDROOM 4/5 A delightful double room with living space, stained wooden flooring and windows to front aspect.

Outside

The property is accessed via a gravel driveway providing parking and turning for several vehicles in turn leading to the **DOUBLE GARAGE WORKSHOP AND STORAGE BEHIND** with light and power connected and a **POTTING SHED**. The front garden features a large bedded area with a range of mature trees, shrubs and plants interspersed and retained by a brick and flint wall and brick built log store. The property is screened from the road by a mature tree line and a white picket fence. A pathway leads to the front door and a lawn leads down to the shallow stream to the front boundary.

The rear garden is beautifully presented featuring a large expanse of traditional lawn with a range of mature trees, shrubs and bedded borders interspersed with a retaining brick and flint wall and a picket fence with a gate leading into a wildlife garden which follows the natural course of the stream and finishes at a knife point.

SERVICES Main water and electricity. Oil fired heating. Septic tank. **NOTE** None of these services have been tested by the agent.

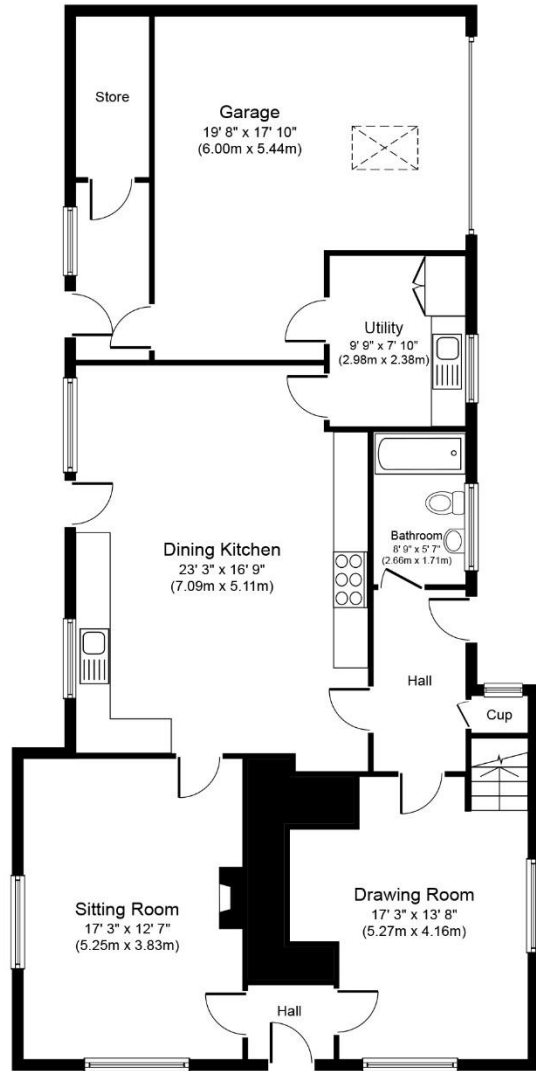
LOCAL AUTHORITY: West Suffolk Council – 01284 763233.

Council Tax Band: G. £3,474.05 per annum.

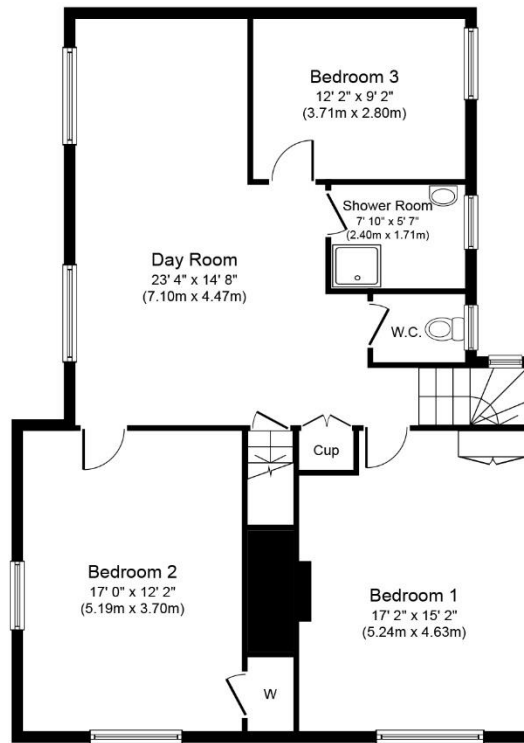
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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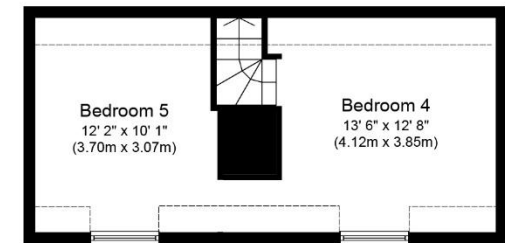




Ground Floor
Approximate Floor Area
1,464 sq. ft.
(136.0 sq. m.)



First Floor
Approximate Floor Area
1,044 sq. ft.
(97.0 sq. m.)



Second Floor
Approximate Floor Area
323 sq. ft.
(30.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

