



Long Barn
Stoke By Clare, Suffolk

**DAVID
BURR**



Long Barn, Moor Hall Road, Stoke By Clare, Sudbury, Suffolk CO10 8HJ

Stoke by Clare is a pretty and highly regarded village. Picturesque cottages and houses surround the village green and local services include a pub, post office, shop and parish church. The village is also home to Stoke College, an independent school and nursery. A wider range of facilities are available at the small market town of Clare.

A Grade II listed period barn dating back to 1470 offering an abundance of original character, with bespoke Kitchen and further benefitting from generous grounds with a private driveway, garage and well-manicured gardens set in all about **0.5 acres**. The property enjoys an edge of village location set amongst surrounding countryside.

A Grade II listed period barn dating back to 1470 featuring a wealth of period features.

Entrance into:

ENTRANCE HALL: A grand entrance hall with stairs leading to the first floor with wood flooring leading through to:

SITTING ROOM: A large reception room of double aspect with feature beams throughout, red brick fireplace with wood burner, high ceilings and views overlooking the rear garden. Leading through to the:

CONSERVATORY: A very well maintained conservatory, perfect for entertaining with French doors leading out to the garden.

KITCHEN: With range of custom made Baker & Baker wall and base units under granite worktop. Integrated appliances include a Miele double oven, four ring Bosch electric hob and stainless steel sink inset. Integrated appliances include a fridge and freezer. Pantry. Feature beams and views out to the front. French doors lead through to the:

DINING ROOM: With feature beams and views out to the rear garden.

UTILITY ROOM: With wall and base units under worktop with space and plumbing for a washer. Boiler room.

CLOAKROOM: With WC, pedestal sink unit and window overlooking the rear gardens.

First Floor

LANDING: With doors off, leading to:

MASTER BEDROOM: An extremely well proportioned master bedroom with exposed beams and views over rolling countryside and rear garden.

BEDROOM 2: A good size double room with exposed beams, built-in storage and views out to the garden.

BEDROOM 3: A very characterful room with exposed beams and views to the front.

EN-SUITE: With WC, pedestal sink unit, heated towel rail and shower.

BEDROOM 4: A single bedroom with character beams, views to the rear garden and built-in storage. The room potentially could be used as an office.

FAMILY BATHROOM: With WC, bidet, bath, wash basin with base units and views to the front. Part-tiled walls.

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Outside

The property is accessed via a shared driveway to the front with private garage or a private drive to the side with large **DOUBLE GARAGE** and gravel driveway. The rear garden features multiple terrace areas, a dining area, giving plenty of space for entertaining, pergola, pond, greenhouse, mature borders and multiple trees, including apple with fantastic views over the fields. There is also a small fruit cage where one can grow strawberries, rhubarb and raspberries.

LOCAL AUTHORITY: West Suffolk District Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. 01284 763233.

COUNCIL TAX BAND: F.

TENURE: Freehold.

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

EPC RATING: Band TBC. A copy of the energy performance certificate is available on request.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: Likely coverage provided by EE, Three, O2 and Vodafone.

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FLYING FREEHOLD: N/A

CONSTRUCTION TYPE: Timber framed.

RESTRICTIONS ON USE OR COVENANTS: A covenant is filed against the Title, please ask the agent for more information.

COALFIELD OR MINING AREA: N/A.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

SUBSIDENCE HISTORY: None known.

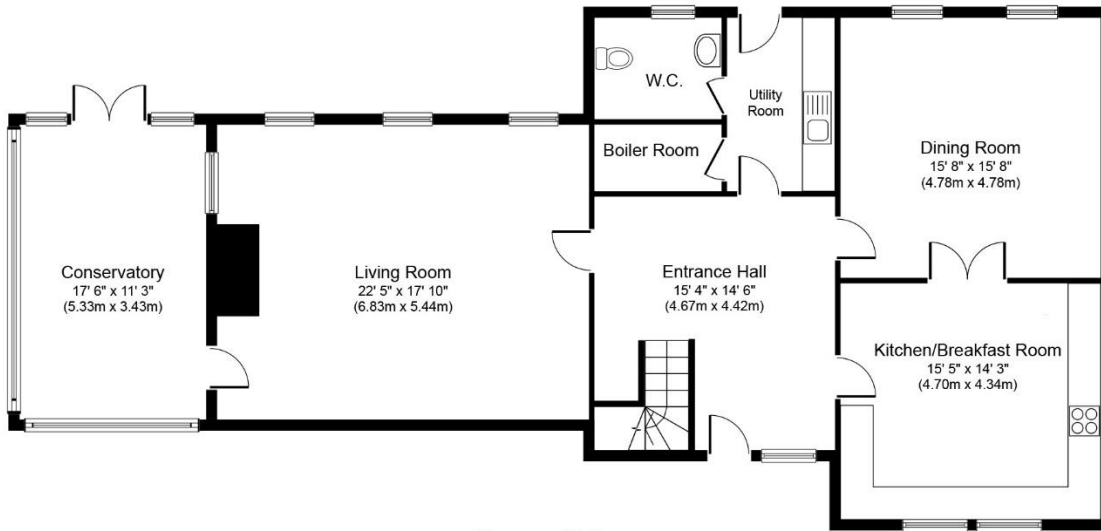
RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: Right of access for oil and septic tank.

ASBESTOS/CLADDING: None.

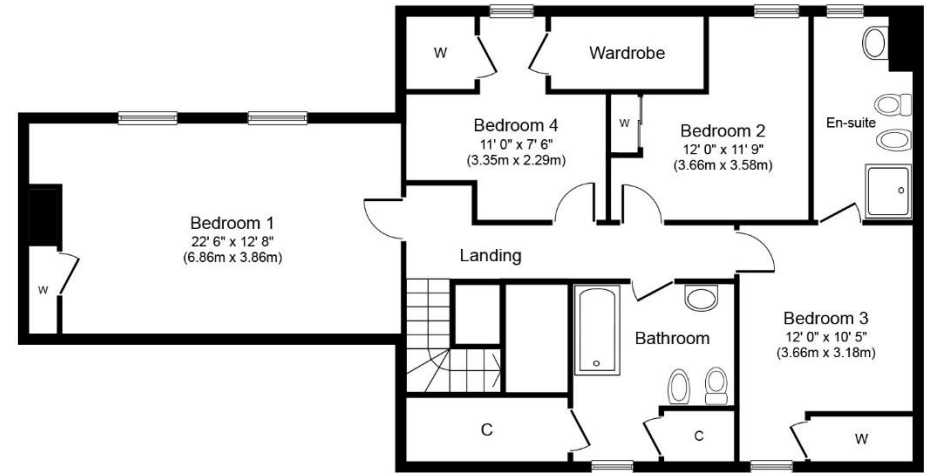
ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1,477 sq. ft.
(137.2 sq. m.)



First Floor
Approximate Floor Area
1,106 sq.ft.
(102.7 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

