



Well House
Clare, Suffolk

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Well House, Well Lane, Clare, Sudbury, Suffolk CO10 8NH

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St. Peter and St. Paul Wool Church. Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

This prominent Grade II Listed five bedroom townhouse is situated in the heart of Clare backing onto the Country Park and Castle ruins. A substantial home with accommodation over four storeys with an award-winning contemporary extension with underfloor heating to the rear and wonderful landscaped gardens beyond.

A substantial Grade II Listed townhouse with large contemporary rear extension backing onto Clare Country Park.

ENTRANCE HALL With original Suffolk pamment tiled flooring and painted stairs rising to the first floor.

GALLERY/RECEPTION ROOM A lovely light room with French doors opening to the front, large display window, stripped wooden flooring and gas fireplace. An opening leads through to the:

HOME OFFICE/GRANNY FLAT Another well-proportioned room with high ceiling, gas fireplace and window to the rear, door to hall.

KITCHEN/DINING ROOM Forming part of the recent extension designed by award winning architects Hyde & Hyde the kitchen offers light and airy open plan living accommodation with views over the extensive, well maintained rear gardens towards Clare Castle ruins. The kitchen is extensively fitted with a bespoke range of units under stone worktops with a 1.5 bowl stainless steel sink and drainer. Integrated appliances include a Miele double oven, fridge and freezer, four ring hob, hood and dishwasher, whilst the island provides further storage and a breakfast bar. The dining area features a full height picture window and glazed doors opening to the garden. Steps lead down to the:

GARDEN ROOM A stunning room featuring oak flooring and bi-fold doors on two walls opening to the garden with a spectacular backdrop of Clare Castle ruins beyond.

INNER LOBBY Featuring a large cupboard space for coats and shoes, boiler, water softener and a glazed door opening to the courtyard. The property boasts storage space on every floor.

UTILITY/SHOWER ROOM With a wooden worktop with stainless steel sink, plumbing for a washing machine and space for a tumble drier, WC, tiled shower cubicle and heated towel rail.

CELLAR An excellent storage space comprising two rooms with a generous ceiling height, brick floors, crafted shelving, light, power and radiators.

First Floor

The split level landing features a built-in bookcase, an understairs cupboard and double doors to:

BEDROOM 1/SITTING ROOM An elegant room featuring an open working fireplace with wooden mantel, exposed floor boards, shelved alcove to the side and large sash windows providing a pleasant outlook over Clare Market Square.

BEDROOM 2 A lovely light room with high ceiling, extensively fitted wardrobes and outlook to the rear.

BATHROOM An impressive double aspect room featuring a marble floor, rooflight, WC, wash basin, corner bath, tiled shower cubicle and two heated towel rails.

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Second Floor

LANDING With access to the attic with ladder and light and rooms off.

BEDROOM 3 With a fitted wardrobe, heated towel rail and rooftop views to the front.

BEDROOM 4 With outlook to the rear, storage in the loft and eaves and a heated towel rail.

BEDROOM 5/STUDY With outlook to the front.

Outside

The garden is an asset to the property being surprisingly large for such a central location in the heart of Clare, whilst enjoying the spectacular backdrop of Clare Castle ruins and the Country Park. There are various seating and dining areas with an extensive terrace flanking the extension leading down to large expanses of lawn, surrounded by mature beds and borders, trees and shrubs including flowering cherries, apple and fig. Part of the garden has been designed as a boules court with pergola and festoon lighting creating a tranquil and private entertaining area with an adjacent bespoke building ideal for use as a store room or office. There is a greenhouse, shed and vegetable garden and to the side of the property a delightful walled courtyard running alongside the kitchen. Rear access is permitted to Station Road.

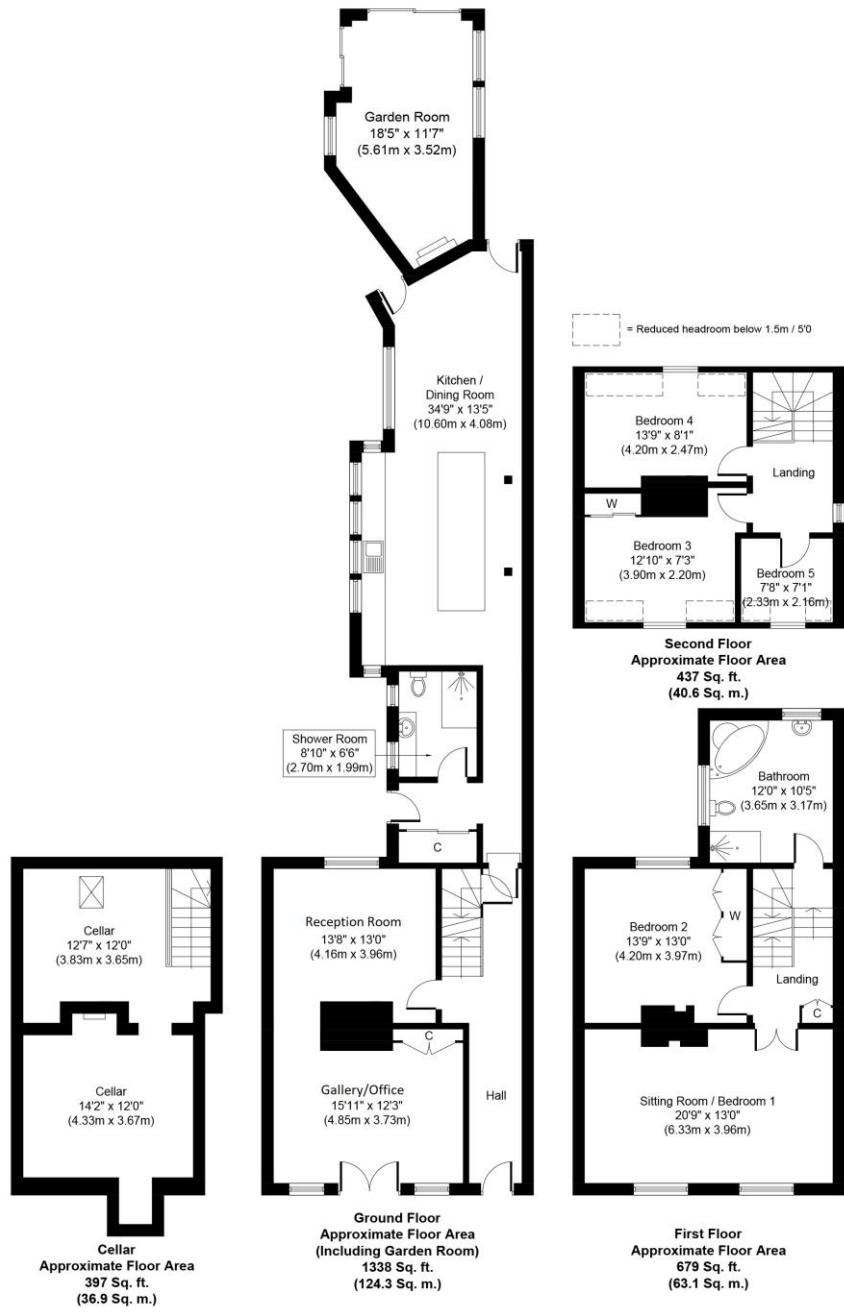
SERVICES: Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council – 01284 763233

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

AGENT'S NOTE: The photographs contained within this marketing material are for illustration purposes only and relate to a previous historic listing of Wells House.





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.

