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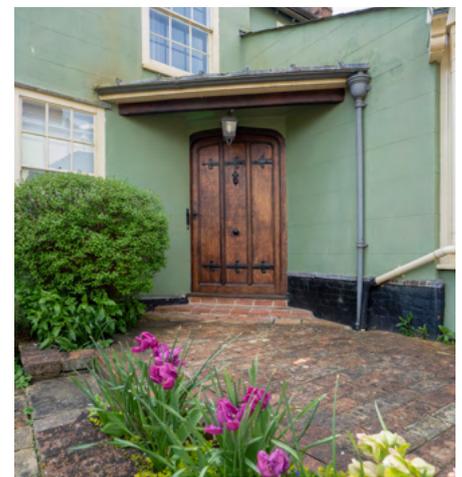
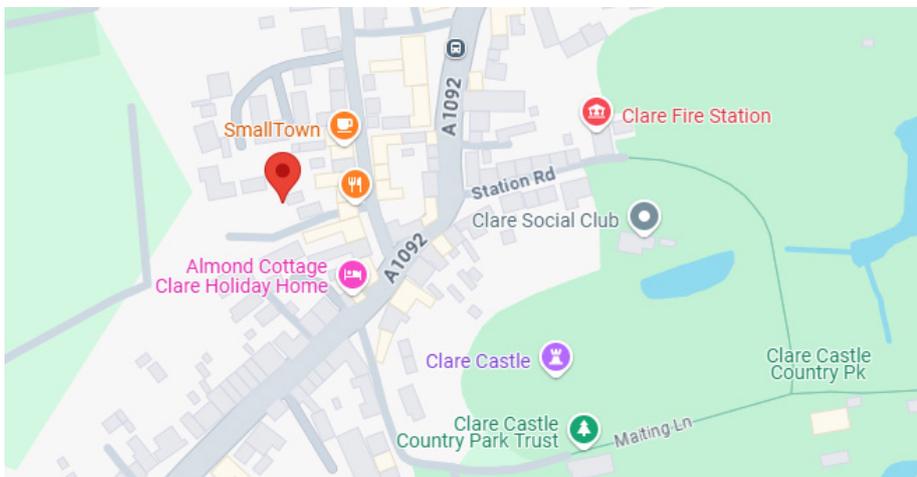
The Old Bear & Crown

Clare, Suffolk

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20 Market Hill, Clare, Suffolk

The Old Bear and Crown is an impressive detached Grade II* Listed residence considered to be one of the most historical buildings within the town. Formerly a hotel and inn, the property was originally a 16th Century double gabled hall house built on the site of the bailey barn and wood yard and was considerably altered in the 19th Century when it was re-fronted. In more recent times the property has been sympathetically improved and extended and now provides extensive and versatile family accommodation retaining an abundance of character features.



- An impressive detached Grade II* listed residence
- Considered to be one of the most historical buildings within the town
- Abundance of character features
- Situated just a stone's throw of the town's amenities and Castle Park
- Sympathetically improved and extended, providing extensive and versatile family accommodation
- Off-road parking
- Garage block
- Useful outbuildings

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INTERIOR

Entrance into: RECEPTION HALL: A magnificent hall with feature high ceiling and a wealth of exposed timbers, including original dragon carving, stairs to the first floor. INNER LOBBY: With exposed beams and door to: CLOAKROOM: Fitted with a large vanity style unit with wash basin inset, WC and wood block floor. DRAWING ROOM: A light and spacious room with a wealth of exposed beams, timbers and feature high ceiling, magnificent stone fireplace with open stone surround and hearth with mantel over, sash windows to front and side aspect with views towards the Market Square. DINING ROOM: With a wealth of character features including exposed timbers, cast iron fire grate, decorative display alcove with cupboard beneath, sash windows to the side and front aspect and exposed oak floor boards. FAMILY ROOM: With feature cast iron fire grate with tiled inserts and wooden mantel. Exposed beams and sash windows. CONSERVATORY: Timber frame with French doors opening to a paved terrace and courtyard. REAR HALL: With large panelled door leading to the terrace and rear courtyard. Door and steps leading down to: The Cellar. REAR CLOAKROOM 2: With large vanity unit with wash hand basin inset, WC and tiled floor. STUDY: With extensive hook and storage shelves with cupboards underneath and sash window to the side. BREAKFAST ROOM/SNUG: With feature cast iron fire grate with tiled inserts and wooden mantel, exposed beams and large bay window to side aspect with sash windows. Door to: KITCHEN: Extensively fitted with a range of floor units under worktops with glass fronted display cupboards, electric Aga with four ovens and a two ring electric hob, extractor hood, space and plumbing for a dishwasher, central island with inset single drainer with twin bowl sink unit. Feature high semi vaulted ceiling with exposed chimney breast and exposed beams and timbers. A pair of French doors open to the terrace and courtyard. Door to: UTILITY ROOM: Fitted with a range of wall and base units under worktops with a single drainer sink unit, space and plumbing for appliances, built-in cloaks cupboard and two built-in shelved storage cupboards, space for upright fridge/freezer. Stable door to terrace.



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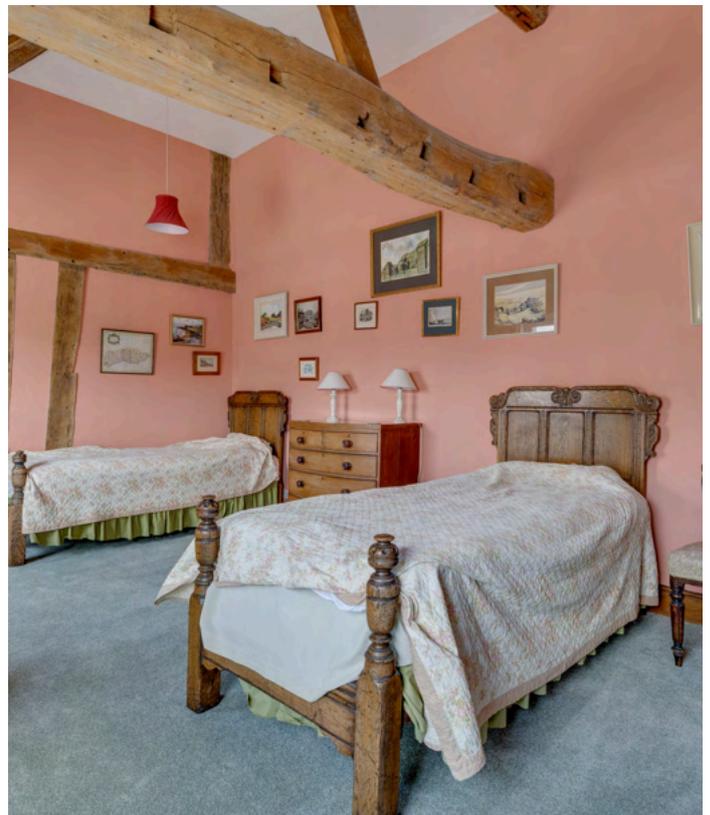
INTERIOR

WINE CELLAR: Fitted with a single drainer sink unit with worktops to side and cupboards below, water softener, further fitted base units and former fireplace recess with gas-fired boiler and window to the side aspect. LAUNDRY/CELLAR 1: With door to: CELLAR 2: With steps leading to Wine Cellar/Cellar 3. CELLAR 4: With further stone steps leading to a recess storage area off.

FIRST FLOOR

SPACIOUS LANDING: With feature high ceilings, moulded cornices and ceiling rose, airing cupboard and access to roof space. PRINCIPAL BEDROOM: With feature high ceiling and moulded cornices, fitted wardrobes and sash windows to the side and rear aspects with views towards the Country Park. En-Suite Fitted with a WC, twin vanity style units with wash basins inset and walk-in shower with Dressing Area with further fitted wardrobes. BEDROOM 2/GUEST SUITE: With high ceiling and exposed beams and timbers, sash windows to side and front aspect with views towards Market Square, opening to: Dressing Room with exposed timbers and access to loft space. En-Suite With bath on ball and claw feet, wash basin, WC, bidet, heated towel rail and sash windows to side aspect. BEDROOM 3: With exposed beams, timbers and sash windows to front and side aspect. En-Suite Bathroom and Dressing Room Fitted with a cast iron bath on ball and claw feet, wash basin, WC, heated towel rail an exposed timbers. BEDROOM 4: With high semi vaulted ceiling and exposed beams and timbers, sash windows to front aspect. BEDROOM 5: With high ceilings and central plaster rose and moulded cornices, exposed timbers and sash windows to front and side aspects.

FAMILY BATHROOM: Fitted with a suite comprising a bath with separate wall mounted shower unit, wash basin, WC and heated towel rail.



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EXTERIOR

To the side of the property are a pair of automatic gates opening onto a courtyard style area with parking for several vehicles in turn leading to the detached timber framed GARAGE BLOCK with light and power connected. Steps lead down from the courtyard to a delightful landscaped garden area which is lawned and bordered by mature shrubs and trees. To the rear of the garden is a portico style summerhouse with a pantiled roof and to the side there is a detached single storey Timber Framed Outbuilding 50' x 12' also with pantiled roof, currently in three sections as an open central covered area with door leading off to the Workshop/Store and separate Garden Store.



Floorplan



Cellar
Approximate Floor Area
1324 sq. ft.
(123.0 sq. m.)

Ground Floor
Approximate Floor Area
2,353 sq. ft.
(218.6 sq. m.)

First Floor
Approximate Floor Area
2060 sq. ft.
(191.4 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.

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Clare, Suffolk

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 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.



Material Information

SERVICES: Mains water and drainage. Mains electricity connected. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

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

COUNCIL TAX BAND: F £3,090.55 per annum.

PROPERTY POSTCODE: CO10 8NN.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. **Telephone Signal:** Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: A restriction is in place prohibiting the brewing or sale of intoxicating liquors nor to permit the premises to be used as a club with a licence of such.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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