

DAVID
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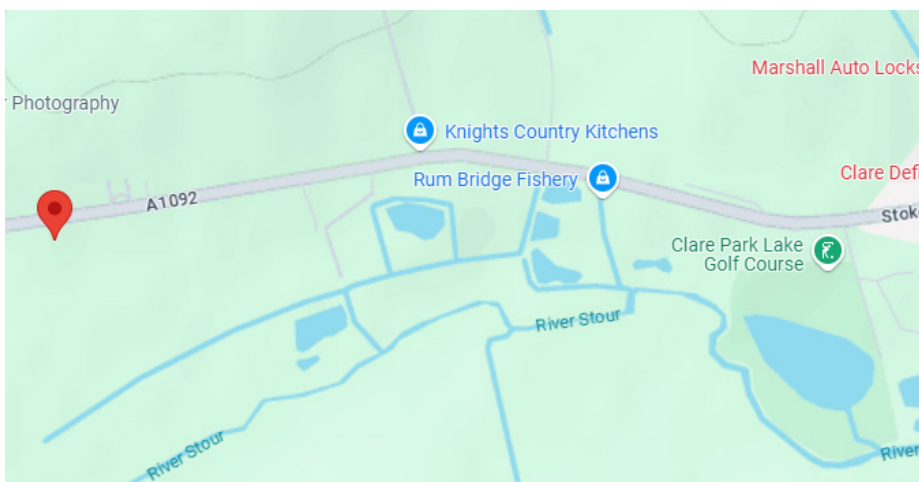
Low Vale

Clare, Suffolk

Low Vale

Stoke Road, Clare, Suffolk

Situated on the outskirts of Clare surrounded by open countryside this detached four bedroom equestrian facility enjoys a range of fantastic equestrian amenities comprising circa. 2,000 sq.ft of living accommodation, an American barn, several stable blocks all of which have power and lighting and some with water troughs and drinkers. The property further enjoys circa. 5.0 acres of land divided into multiple paddocks, a floodlit menage and winter turn out area, again with water trough and field shelters..



- Detached four bedroom equestrian facility
- Circa. 2,900 sq.ft living accommodation
- Situated on the outskirts of the market town of Clare
- A short drive to the local amenities
- Range of fantastic equestrian amenities to include an American barn, several stable blocks with power and lighting, water troughs, drinkers, floodlit menage and winter turn out area with water trough and field shelters
- In all about 5.0 acres divided into multiple paddocks

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INTERIOR

Entrance into: HALLWAY a spacious part-galleried hallway with tiled flooring and staircase leading to the first floor. Door leading to Bedroom Wing and an opening to: SITTING ROOM a generous reception room featuring a log burning stove set within a red brick fireplace with stone hearth. French doors lead outside. KITCHEN/BREAKFAST ROOM forming the hub of the home, this expansive kitchen/breakfast room has a range of wall and base units under solid worktop with a 1.5 bowl sink inset, Aga cooker, secondary electric cooker and hob. Space and plumbing for a dishwasher and fridge/freezer. Plenty of space for a dining table and chairs. Tiled flooring and underfloor heating. Pantry cupboard, doors leading outside and door to the: UTILITY ROOM with a further range of storage. Tiled flooring and underfloor heating, housing for the boiler and space and plumbing for washing machine and tumble dryer. Door to outside. Door to: CLOAKROOM WC and wash hand basin.

THE BEDROOM WING

Located off a corridor, off the main hallway. The ground floor bedroom accommodation comprises THREE BEDROOMS and a FAMILY BATHROOM. BEDROOM 2 a spacious double bedroom that would be ideal for elderly relatives or teenage children with a Dressing Area with built-in storage cupboards. SITTING AREA with doors leading out. En-Suite comprising jacuzzi spa bath with separate tiled shower cubicle, WC and pedestal sink unit. BEDROOM 3 a spacious double bedroom with built-in storage, outlook to the rear and door to JACK AND JILL FAMILY BATHROOM a stunning space, extensively fitted with large jacuzzi spa bath, separate tiled shower cubicle, pedestal sink unit, WC and bidet. Extensively tiled walls, flooring and heated towel rail. BEDROOM 4 a further double bedroom with built-in storage and a Dressing/Study Area.



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FIRST FLOOR

LANDING: located off a landing is an area that could be utilised as a study. MASTER BEDROOM a generous master bedroom with a range of eaves storage, dormer and roof windows. Dressing Area and En-Suite comprising panel bath, separate tiled shower cubicle, WC and vanity sink unit. Part-tiled walls and large storage room.



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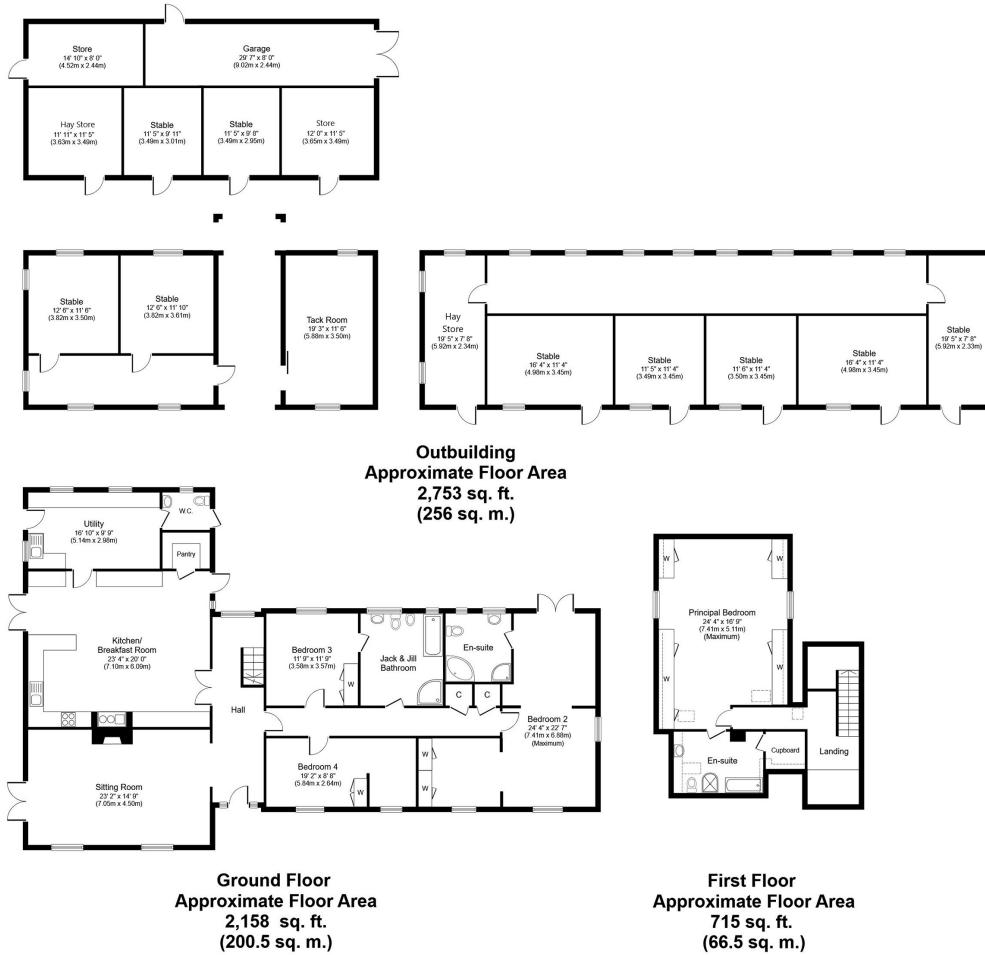
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EXTERIOR

The property is approached via a carriage driveway with electrically controlled gates and a further expanse of driveway/parking area in front of the Stable Block. The garden enjoys an area of formal gardens to the front and rear with an Alfresco dining terrace and a further grassed area with a range of mature trees situated in front of the Stable Block and American Barn. The equestrian facilities include an American barn, and several stable blocks all with light and power and some with water troughs and drinkers, several storage rooms, a feed store, hay store, tack room and a range of post and rail paddocks running away from the formal grounds with floodlit menage, winter turn out and an accessway around the perimeter of the property, ideal for dog walking.



Floorplan



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 private drainage. Mains electricity connected. Oil-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: G. £3,566.02 per annum.

PROPERTY POSTCODE: CO10 8HH.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 220 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.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None known.

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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