

DAVID
BURR



Castle Cottage

Clare, Suffolk

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10 Station Road, Clare, Sudbury, Suffolk

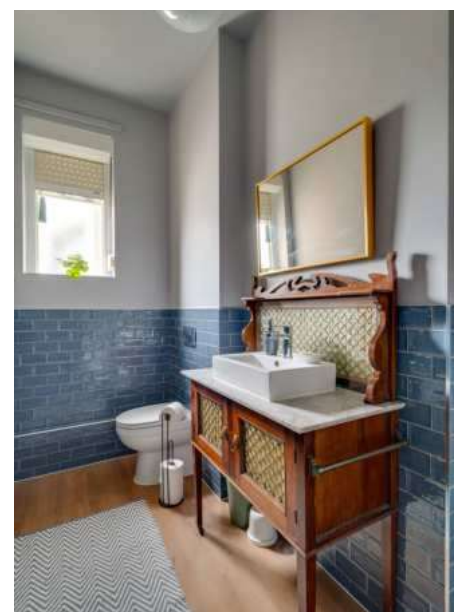
This charming and quite unique circa. 3,000 sq.ft detached property is situated within the heart of Clare within a moments walk of Clare Country Park with exceptional views over Clare Castle ruins and within walking distance of the town's amenities and further benefits from integral garage and generous gardens.



- A charming and quite unique circa. 3,000 sq.ft detached property
- Situated within the heart of Clare within a moments walk of Clare Country Park and the town's amenities
- Exceptional views over Clare Castle ruins
- Integral garage
- Generous gardens

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INTERIOR

The ground floor of the property is expansive and extremely versatile with many of the rooms providing the opportunity for multiple uses. The front door opens into a generous RECEPTION HALL with double doors leading into the INNER HALLWAY. There is a charming STUDY with a Victorian fireplace and strip wood flooring located just off the inner hallway as is the delightful DRAWING ROOM offering triple aspect views across the gardens with the log burning stove and an exceptional view of Clare Castle ruins. Further reception rooms feature a PLAY ROOM previously used as a dining room and a KITCHEN with views across the gardens and Clare Castle ruins leads to the REAR HALLWAY with storage cupboards, access to the GARAGE, CLOAKROOM and a particularly spacious BREAKFAST ROOM with views across the grounds and castle ruins and door leading out. There is also a practical BOOT ROOM with direct access to the garden, housing for the boiler, Butler sink and large storage cupboard.



Located on the first floor is a generous landing with access to the rooms and a door leading out to the roof above the DRAWING ROOM access to the roof space, large storage cupboards and access to the bedrooms. The bedrooms are all generous in size and easily doubles and several could be sub-converted to create smaller bedrooms or dressing rooms. BATHROOMS stylishly redesigned in recent years. Particular highlights are parts of the first floor is that all rooms facing the rear enjoy views over Clare Country Park and Castle ruins.



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EXTERIOR

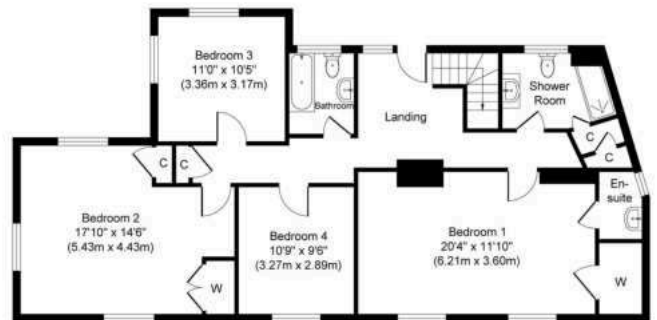
The property is approached off Station Road with an INTEGRAL GARAGE door providing parking. A gated access to the right hand side of the property leads into the beautiful and generous rear gardens with extensively paved dining terrace, steps and decked area leading to the REAR HALL. Steps lead down to an expanse of traditional lawn that runs to the border of Clare Country Park interspersed with a range of mature trees, plants, shrubbery, flower beds, vegetable beds and a greenhouse. There is space for several storage sheds and the potential to build a further dining terrace to the rear of the garden with views over Clare Country Park and the castle ruins.



Floorplan



Ground Floor
Approximate Floor Area
1742 sq. ft
(161.87 sq. m)



First Floor
Approximate Floor Area
1065 sq. ft
(98.93 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 mains 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: E. £2,615.08 per annum.

PROPERTY POSTCODE: CO10 8NJ.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

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.

ASBESTOS/CLADDING: None.

RESTRICTIONS ON USE OR COVENANTS: None.

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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