

DAVID
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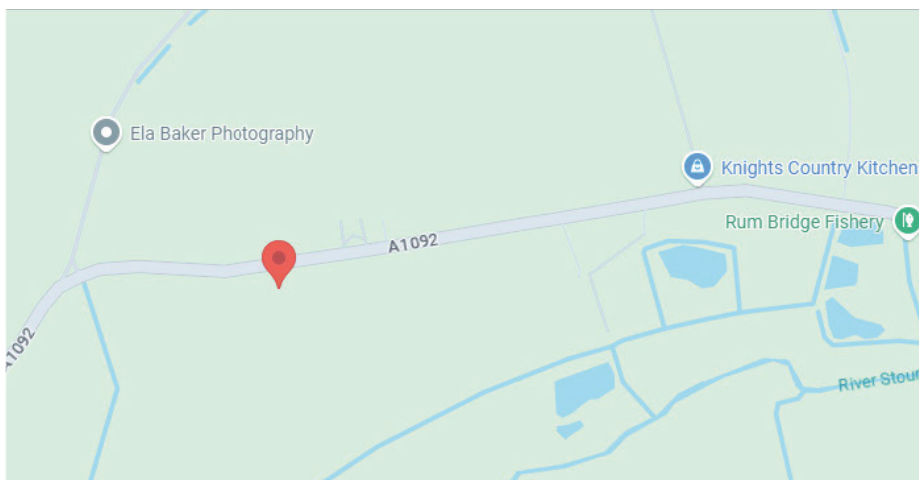
Halfway House Farm

Clare, Sudbury, Suffolk

Halfway House Farm

Stoke Road, Clare, Suffolk CO10 8HH

This charming meticulously presented Grade II Listed 17th century detached farmhouse enjoys expansive circa. 2.20 acre grounds and benefits from a 60 x 60 barn, double garage and home office and further benefits from stunning views over open countryside.



- Charming and meticulously presented
- 17th century detached farmhouse
- Original period features
- 60' x 60' barn
- Double garage
- Double cart lodge
- Garden machinery store
- Home office
- Paddock
- Stunning views over open countryside
- Registered smallholding
- All in about 2.20 acres.

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INTERIOR

The property is presented in meticulous condition and blends original period features with modern luxuries. HALLWAY a welcoming hallway with oak flooring and staircase leading to the first floor. Openings to: KITCHEN A stunning farmhouse kitchen with handmade Baker & Baker kitchen units under granite worktop, central preparation island, plenty of space for breakfast table and chairs, beautiful brick tile flooring and outlook to the front and rear. The property enjoys several reception rooms, with the foremost a generous SITTING ROOM with exposed beams, oak flooring and a stunning fireplace with a log burning stove inset with oak bressummer over and a charming STUDY with exposed beams and a more recent addition to the property is the DINING ROOM that again features oak flooring and exposed beams. A particular highlight is the beautiful vaulted oak framed wrap around GARDEN ROOM with panoramic views and French doors to the terrace.

A spacious and light LANDING with access to the roofspace with doors opening to five bedrooms with a prominent master situated to the rear with dual aspect countryside views, exposed beams, stripwood flooring, walk-in wardrobe and an en-suite comprising jacuzzi spa bath, pedestal sink unit, WC, heated towel rail and extensively tiled walls and flooring. The second and third bedrooms are also generous doubles with built-in wardrobes and countryside views, whilst bedrooms four and five are ideal children's rooms, again with built-in wardrobes and could be utilised as one bedroom by removing the partition wall. BATHROOM a stunning bathroom stylishly fitted with a panelled bath with shower attachment over, vanity sink unit, WC, separate tiled shower cubicle and part-tiled walls.



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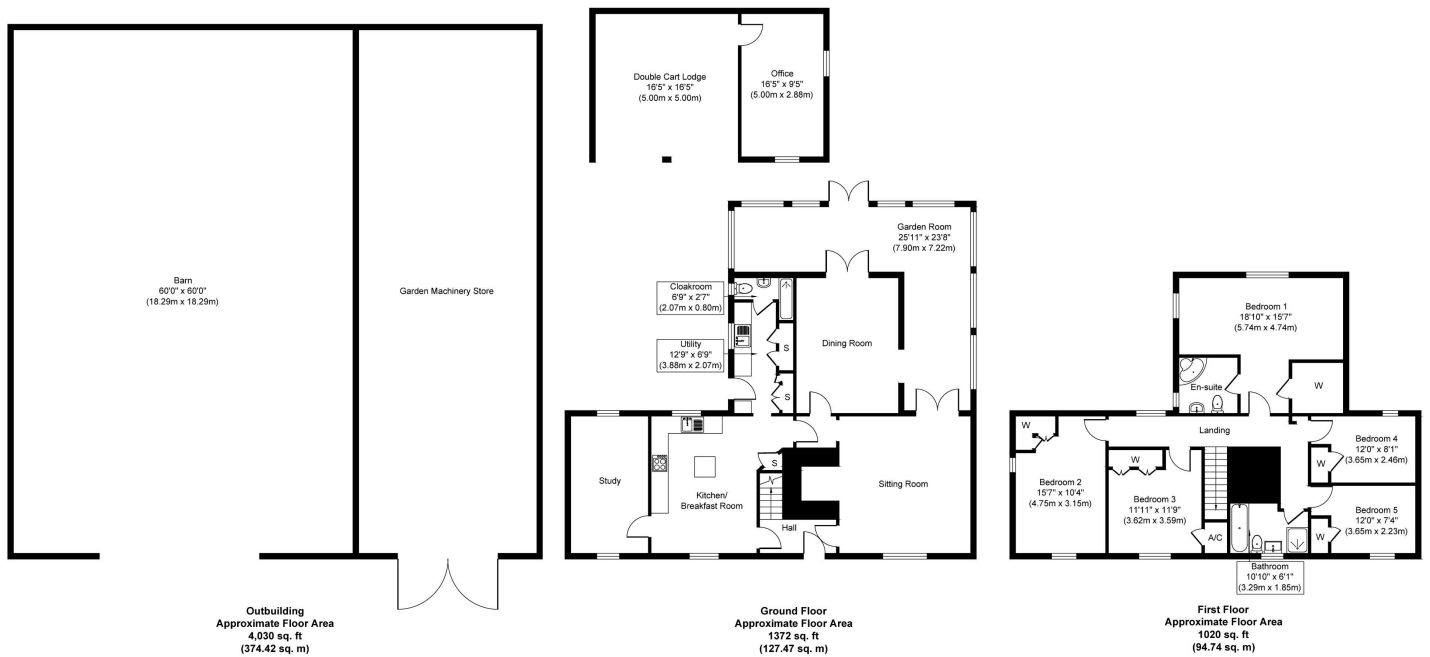
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EXTERIOR

The property is screened from the road via a mature hedgeline with a gravel driveway providing an opening into an expansive parking and turning area, in turn leading to the DOUBLE CART LODGE with adjacent HOME OFFICE. The property benefits from a substantial 60' x 60' across barn with lockable GARDEN MACHINERY STORE and enjoys expansive grounds in all about 2.20 acres with areas of formal garden interspersed with mature trees, plantings, flower beds and rose bushes. To the rear the gardens open onto a PADDOCK area, enclosed with mature hedgeline.



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: Main water and private drainage/mains drainage. Main 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.

PROPERTY POSTCODE: CO10 8HH

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

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Speed: Up to 1800 mbps download, up to 220 mbps upload. Phone 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 phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: We are not aware of any restrictions or covenants.

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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