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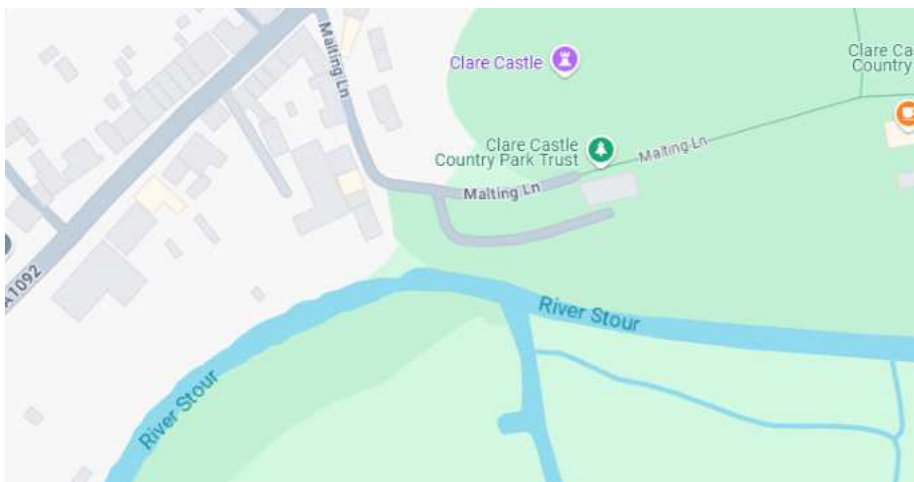
Clarence House

Clare, Suffolk

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This charming pillared Georgian Grade II residence is situated within the heart of Clare, one of Suffolk's most sought antique market towns and enjoys off-road parking for multiple vehicles, extensive gardens in all about 0.50 acres and comprises a range of original character features such as fireplaces, flooring, original window shutters whilst benefiting from a one bedroom detached cottage and exquisite formal gardens backing onto the River Stour.



- Charming pillared Georgian Grade II listed home
- Original character features
- Situated in the heart of Clare
- Within walking distance of the amenities
- Off-road parking for multiple vehicles
- Exquisite formal gardens in all about 0.50 acres, backing onto the River Stour
- One bedroom detached cottage

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INTERIOR

Entrance via a stunning GRAND HALL with stone tiled flooring and regal staircase leading to the first floor with storage beneath, high ceilings with decorative cornicing and doors to the SITTING ROOM a prominent reception with high ceilings, decorative cornicing, sash windows with original window shutters and log burning stove set within the fireplace. DRAWING ROOM another charming reception room with high ceilings, decorative cornicing and French doors leading out, original window shutters and cast iron log grate within the fireplace. STUDY another versatile reception room with French doors leading out with original window shutters, Victorian cast iron fireplace set within the chimney breast, high ceilings with picture rail. KITCHEN/BREAKFAST ROOM Comprehensively fitted with a range of wall and base units under granite worktop with stainless steel sink inset. Integrated appliances include an electric double oven, four ring hob and dishwasher. Cellar access and opening into charming Breakfast Area with plenty of space for a dining table and chairs, storage built into the chimney recess, sash windows with original window shutters and off the kitchen, door leading out. SUN ROOM a stunning more recent addition enjoying the morning and early afternoon sunshine with pamment tiled flooring and French doors leading to the rear. CLOAKROOM comprising WC and wash hand basin.



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INTERIOR

FIRST FLOOR

A generous space with large wardrobe and airing cupboard and access to the bedrooms. PRINCIPLE BEDROOM a stunning double bedroom with high ceilings, Victorian cast iron fireplace, picture rail, sash window and door to JACK AND JILL EN-SUITE BATHROOM with panelled bath with shower attachment over, WC, pedestal sink unit, high level storage and door to: BEDROOM 3 with sash window to the front, picture rail and Victorian cast iron fireplace. BEDROOM 2 another spacious double bedroom with high ceilings, picture rail, sash window with outlook to the rear and Victorian cast iron fireplace. BEDROOM 4 a further double bedroom with outlook to the rear. FAMILY SHOWER ROOM comprising a walk-in tiled shower cubicle, vanity sink unit, WC and heated towel rail. EXTERNAL UTILITY ROOM an external utility space with a further range of wall and base units under worktop, space and plumbing for a washing machine, space for a fridge/freezer, further storage and pamment tiled flooring. DETACHED COTTAGE the property also enjoys a ONE BEDROOM cottage with generous open-plan living space with KITCHENETTE and SHOWER ROOM with tiled shower cubicle, WC, pedestal sink unit and heated towel rail. A staircase leads to the first floor with a mezzanine landing area and door to a generous DOUBLE BEDROOM with views across the garden.



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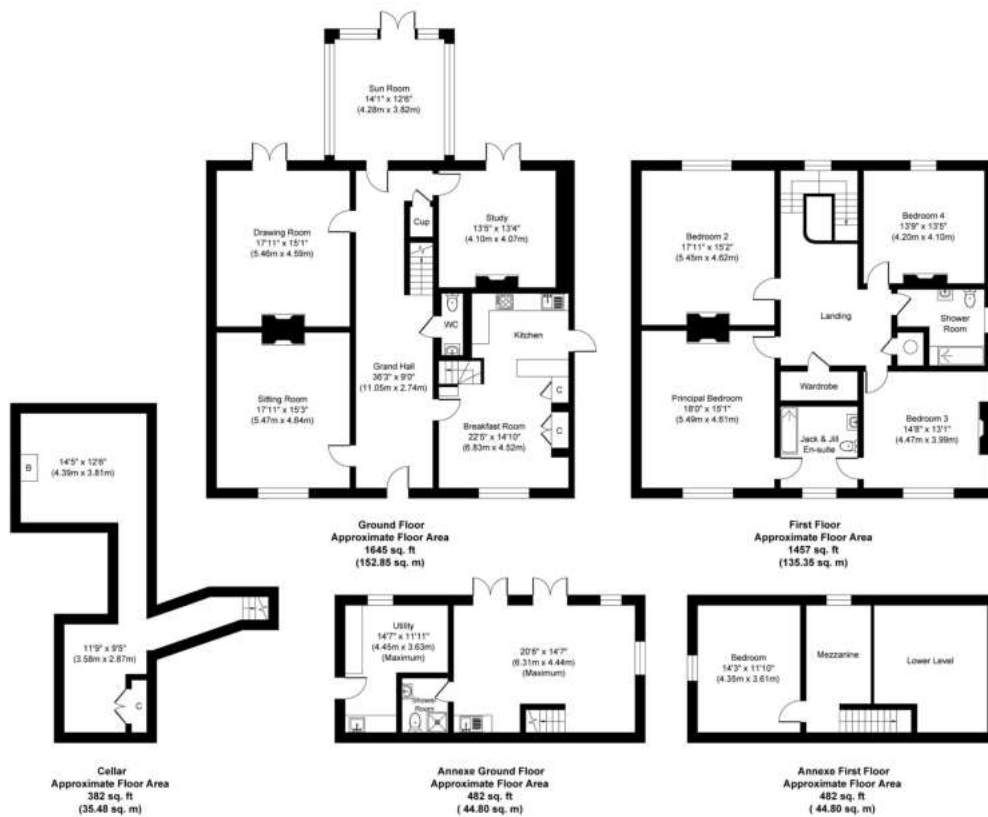
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EXTERIOR

The property is approached via a pair of high-level Suffolk gates providing parking and turning for multiple vehicles via a graveled parking area. The property enjoys stunning gardens, in all about 0.50 acres, incorporating an area of immediate formal garden with traditional lawn, deep mature flowerbeds with a range of mature trees and planting, sculpted topiary and a shingled pathway with deep mature flowerbeds to the right-hand side and a retaining mid-level brick wall opening out into the lower garden which features a shingled pathway all the way to the river, large area of traditional lawn. To the left-hand side is flanking mature flower beds with steps and sculptures. To the foot of the garden is a charming graveled seating area with a SUMMER HOUSE and charming steel arbor with climbing rose and seating area set adjacent the river.



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 magnificent St Peter and St Paul church. It is very well served for a town of its size with a range of everyday facilities including doctors, shops, schools, which includes the Stour Valley Community School and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east with Bury St. Edmunds 16 miles to the north and Cambridge 25 miles to the west..



Material Information

SERVICES: Mains water and mains 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. £3,738.33 per annum.

PROPERTY POSTCODE: CO10 8NP.

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 known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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