

DAVID
BURR



The Corner Post
Clare, Suffolk

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Clare, Sudbury, Suffolk CO10 8NY

There are buildings that feel as though they have always belonged to their surroundings, and Half Moon House is one of them. Sitting at the heart of Clare, this handsome Grade II listed building dates back to the 15th century and has, in more recent years, been thoughtfully converted into a collection of one and two bedroom apartments.

This particular apartment combines plenty of period character with the ease of modern living. A generous entrance hall provides useful space for coats and shoes before leading into a bright and surprisingly spacious sitting room. High ceilings, a Velux-style window and traditional sash window give the room a lovely sense of light and volume, while the loft access adds a useful practical touch.

The kitchen is smart and contemporary, with soft grey cabinetry, stone-effect worktops and a good range of integrated appliances. It sits neatly alongside the sitting room, making the space feel sociable and easy to live in.

There are two bedrooms, the principal bedroom comfortably accommodating a double bed and enjoying views through a generous sash window. The second bedroom is particularly characterful, with dual aspect windows bringing in plenty of natural light and an exposed corner post adding a reminder of the building's historic past.

The bathroom is simply and neatly finished, with a P-shaped bath, rainfall shower, vanity unit and WC.

Outside, there is a private balcony overlooking the communal courtyard a lovely little spot for a morning coffee or an evening drink. The apartment also benefits from two allocated tandem parking spaces, a valuable addition given its wonderfully central position.

A piece of Clare's history, with the character of an old building and the convenience of a well-designed modern apartment.

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PROPERTY INFORMATION

- Bedrooms: 2.
- Reception Rooms: 1.
- Bathrooms: 1.
- Parking/garaging.
- Services: Mains water, electricity. Electric heating. Mains drainage.
- EPC: Band D.
- Leasehold: 999 years as of 2020. Service Charge: £250pa and £88.75 pcm for maintenance of communal areas.
- Communication Services: Broadband. Yes. Speed up to 80 mpbs download and 20 mpbs upload. Telephone Signal: Yes.

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- Council Tax: Band B. £1,828.92 per annum.
- Local Authority: West Suffolk Council.

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.

ABOUT THE AREA

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.

USEFUL INFORMATION

Towns and Villages

Bury St Edmunds (16 miles)
Cambridge (27 miles)
Newmarket (16 miles)
Sudbury (9 miles)

Pubs and Restaurants

The Weeping Willow, Bury St Edmunds
The White Horse, Withersfield
The Three Ways Country Pub and Restaurant
The Crown, Hartest
The Queen's Head, Hawkedon

Schooling

Barnardiston Hall Preparatory School (5 miles)
Culford School (20 miles)
The Perse School (27 miles)

Train Stations

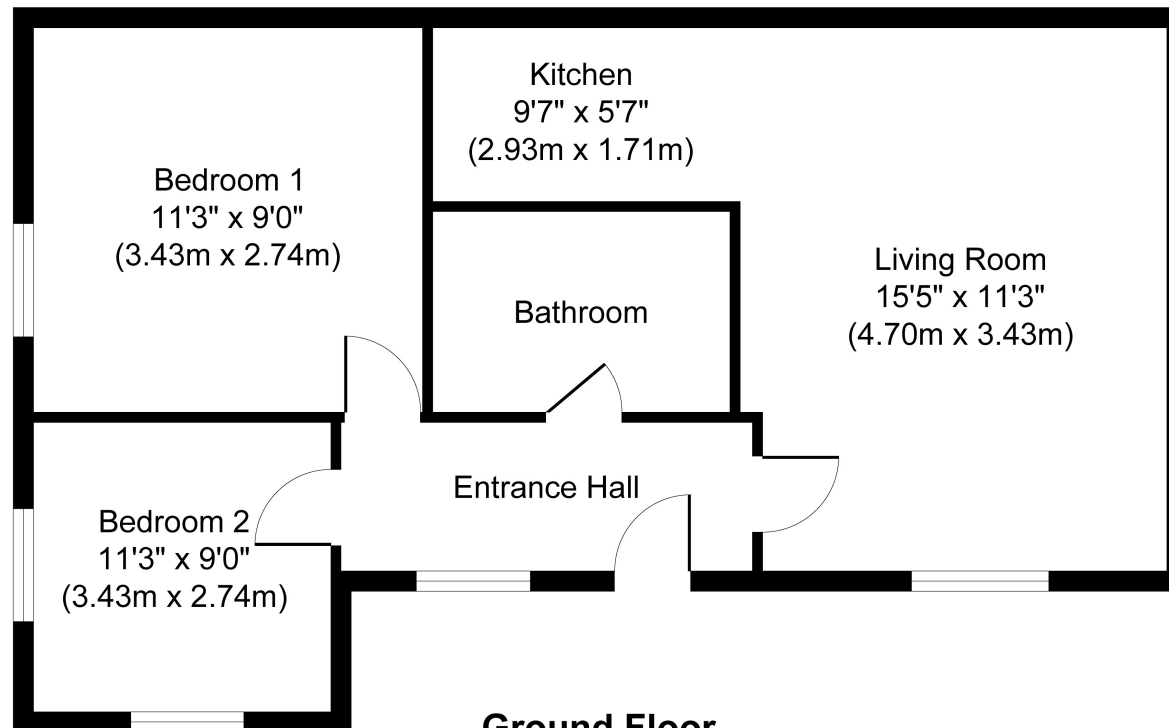
Audley End (17 miles)
Cambridge (17 miles)
Bury St Edmunds (17 miles)
Sudbury (9 miles)

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FLOORPLAN



Ground Floor
Approximate Floor Area
591 sq. ft
(54.90 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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