

DAVID
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Anchor Cottage

Stoke By Clare, Suffolk

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Upper Green, Stoke By Clare, Suffolk

This spacious and versatile four bedroom detached cottage is situated within a generous 0.40 acre plot, located on the village green in this sought after Suffolk village. The property is in need of cosmetic and potentially structural renovation and could be extended (subject to the necessary planning consents) to the side and rear to create further living accommodation.



- Spacious and versatile
- Situated within a generous 0.40 acre plot
- Located on the village green
- In need of cosmetic and potentially structural renovation
- Potential for extension to create further living accommodation

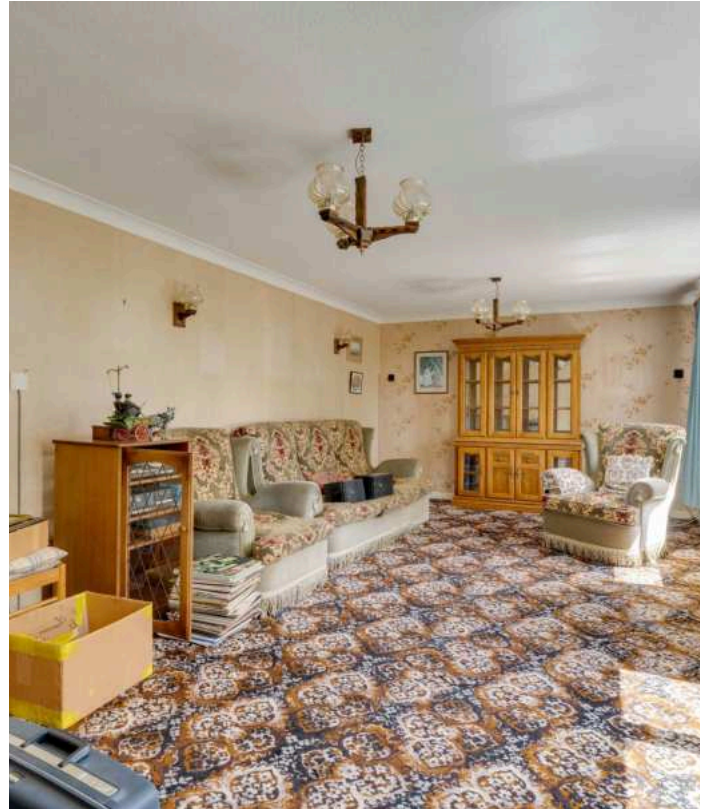
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INTERIOR

Entrance into HALLWAY with staircase leading to the first floor with storage cupboard beneath and doors to the SITTING ROOM a charming reception room with triple aspect views over the gardens, open fireplace and French doors leading out. Door to DINING ROOM with plenty of space for dining table and chairs, outlook to the front and rear and a door leading through to the KITCHEN comprehensively fitted to include a range of wall and base units under worktop with stainless steel sink inset. Integrated appliances include an electric double oven and four ring electric hob, whilst there is space for further appliances. Housing for boiler. DRAWING ROOM a further reception room with outlook to the front over the village green. REAR HALLWAY with door leading out and secondary staircase leading to a further bedroom. Staircase to the first floor. CLOAKROOM WC and wash hand basin, plenty of storage. UTILITY ROOM with stainless steel sink, space and plumbing for a washing machine and tumble dryer, further storage and outlook the rear garden.



FIRST FLOOR

Off the rear staircase are TWO generous double BEDROOMS, one with built-in storage overlooking the front and one with exception views over the rear to open countryside.

THE FRONT STAIRCASE

Comprising TWO further double BEDROOMS with built-in storage cupboards with outlook to the rear, the other with a fitted wardrobe and outlook to the front.

FAMILY BATHROOMS one comprising panelled bath and vanity sink, separate WC and the second bathroom incorporates a walk-in shower cubicle, panelled bath and vanity sink unit.



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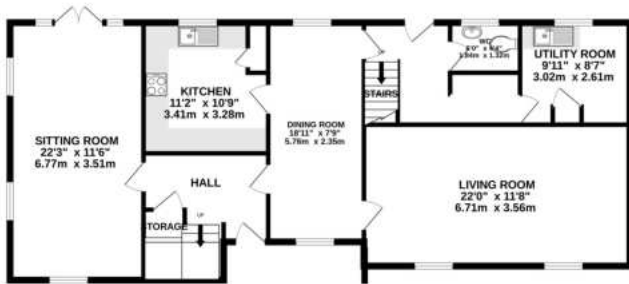
EXTERIOR

The property enjoys a prominent location on the village green and gates provide access to a gravelled parking area, providing parking and turning for multiple vehicles. The gardens are generous in size and wrap around the property on all sides, with a large area of traditional lawn to the front interspersed with a range of mature trees and flower beds. To the rear and side is a further area of traditional lawn interspersed with mature trees. A concrete pathway to the rear encompasses the property on three sides, a brick paved pathway leads to the rear providing access to the greenhouse and garden sheds.



Floorplan

GROUND FLOOR
1122 sq.ft. (104.2 sq.m.) approx.



1ST FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA : 2204 sq.ft. (204.7 sq.m.) approx.
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Stoke By Clare, Suffolk

Stoke By Clare is a pretty and highly regarded village. Picturesque cottages and houses surround the village green and local services include a pub, community shop and parish church. The village is also home to Stoke College, an independent school and nursery. A wider range of facilities are available at the market town of Clare, whilst comprehensive amenities are available in Haverhill, about 5 miles away.



Material Information

SERVICES: Mains water and private drainage/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: F. £3,239.89 per annum.

PROPERTY POSTCODE: CO10 8HL.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 80 mpbs download, up to 20 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.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

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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