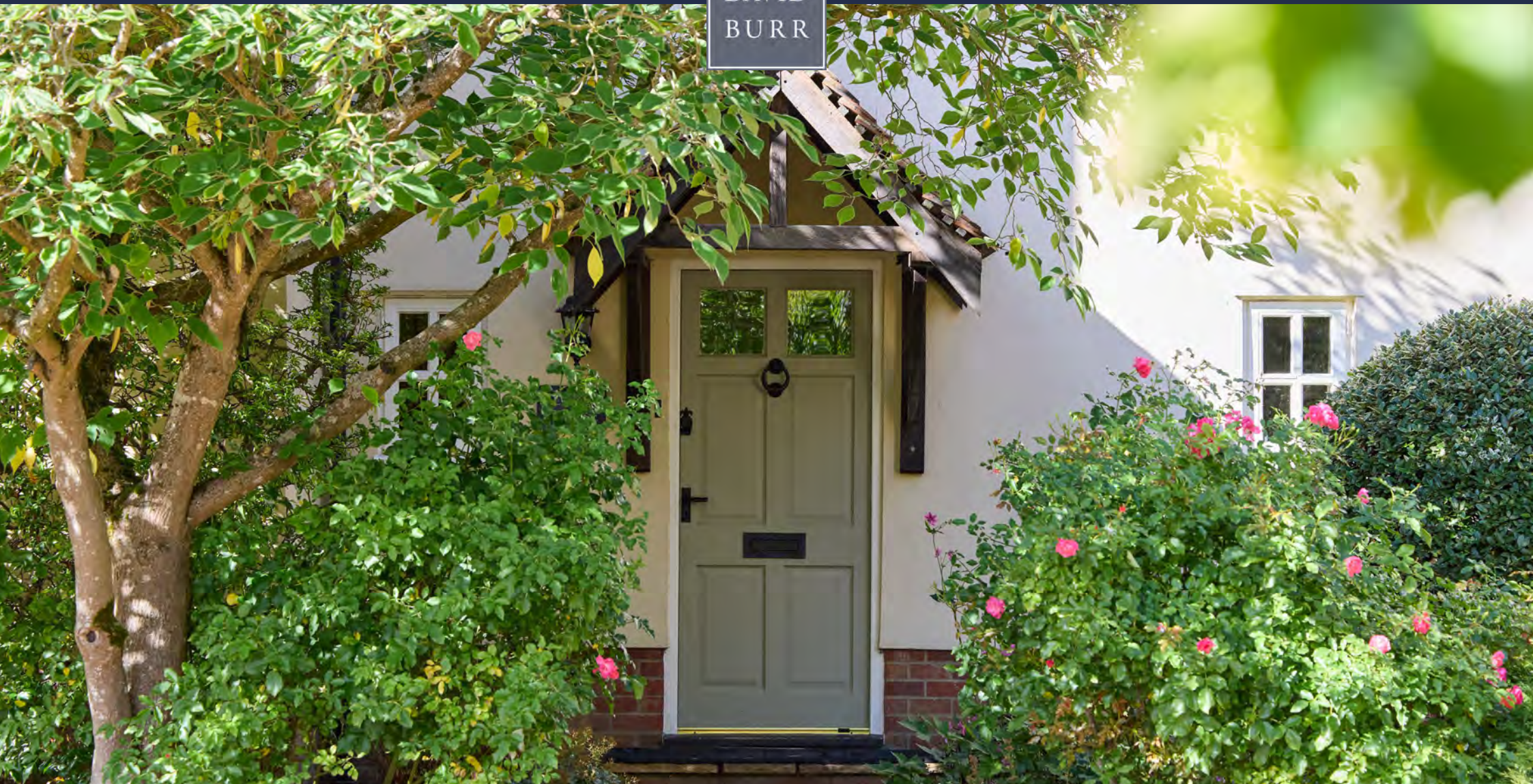


DAVID
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Clover House

Clare, Suffolk

Clover House

1 St. Peters Court, Clare, Suffolk CO10 8NY

There are houses that you simply live in, and then there are houses that seem to encourage a particular way of life. Clover House is one of the latter. Tucked away at St Peters Court, in one of Clare's most appealing corners, this is a house that feels wonderfully at home in its surroundings. There is a sense of space and calm here; a feeling that the countryside is never very far away, even though the centre of this charming Suffolk town is within a short walk. It is the sort of place where the seasons become part of everyday life. Mornings begin with coffee in the kitchen, perhaps followed by a walk through the lanes and footpaths beyond the town. Afternoons might be spent in the garden, tending to the borders or simply sitting beneath the trees with a book. And as evening arrives, there is the comforting prospect of returning home, lighting the fire, and settling into the generous drawing room. Inside, Clover House has a warmth that is increasingly difficult to replicate.

The accommodation is comfortably proportioned, with rooms that have clearly been designed for living rather than simply looking good in photographs. The drawing room is particularly inviting, a wonderfully generous space centred around a handsome brick fireplace and wood-burning stove, with tall windows drawing in the garden beyond. It is a room made for long lunches that turn into afternoon conversations and winter evenings gathered around the fire.

Outside is perhaps where Clover House really comes into its own. The gardens wrap naturally around the house, with established planting, mature trees, lawns, and secluded corners creating a succession of spaces to enjoy throughout the year.

And then there is Clare itself. Life here has a pleasing rhythm. Clare is Suffolk's smallest town, but it has a character and sense of community far beyond its size, with a historic High Street, independent shops, cafés, pubs and a monthly artisan market. The town sits within the beautiful Upper Stour Valley, surrounded by the sort of countryside that encourages you to leave the car at home and explore on foot. Clare Castle Country Park is another of the town's great pleasures, with its castle ruins, riverside walks, woodland and open spaces. It is the sort of place that gradually becomes part of everyday life rather than somewhere you visit merely because you happen to live nearby. For those who value country living but don't want to retreat completely from civilisation, Clare strikes a particularly happy balance.

Clover House feels made for this way of life. It is not a house that demands to be reinvented. Instead, it offers something rather more appealing: the opportunity to settle in, make it your own and enjoy the qualities that are already here, generous rooms, mature gardens, traditional character, and a wonderfully peaceful position. A house for Sunday lunches and muddy boots. For summer evenings in the garden and fireside winters. For walking into Clare for coffee, browsing the independent shops, or taking the long way home through the countryside. A beautiful Suffolk home, in a beautiful Suffolk town, offering the increasingly rare luxury of having time and space to enjoy both.

PROPERTY INFORMATION

- Bedrooms: 5.
- Bathrooms: 3. 2 of which are en-suite.
- Reception Rooms: 4 to include living room, dining room, study and garden room.
- Kitchen/breakfast room and utility room.
- Off-road parking for multiple vehicles. Agent's Note: A further three parking spaces are owned by the property at the end of the driveway..
- Double garage with home office/gym area over. With potential for use as further accommodation (subject to the necessary planning consents).
- Services: Mains water, electricity. Gas-fired heating. Mains drains.
- EPC: Band TBC.
- Communication Services: Broadband. Yes. Speed up to 1000 mpbs upload. 1000 mpbs download. 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 <https://checker.ofcom.org.uk/>.

- Council Tax: Band G. £3,919.12 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.

USEFUL INFORMATION

Towns and Villages

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

Pubs and Restaurant

The Weeping Willow, Bury St Edmunds
The Crown, Hartest
The Queen's Head, Hawkedon
Mughal Knight Restaurant, Clare

Schooling

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

Train Stations

Bury St Edmunds (16 miles)
Sudbury (16 miles)
Audley End (19 miles)
Cambridge (27 miles)

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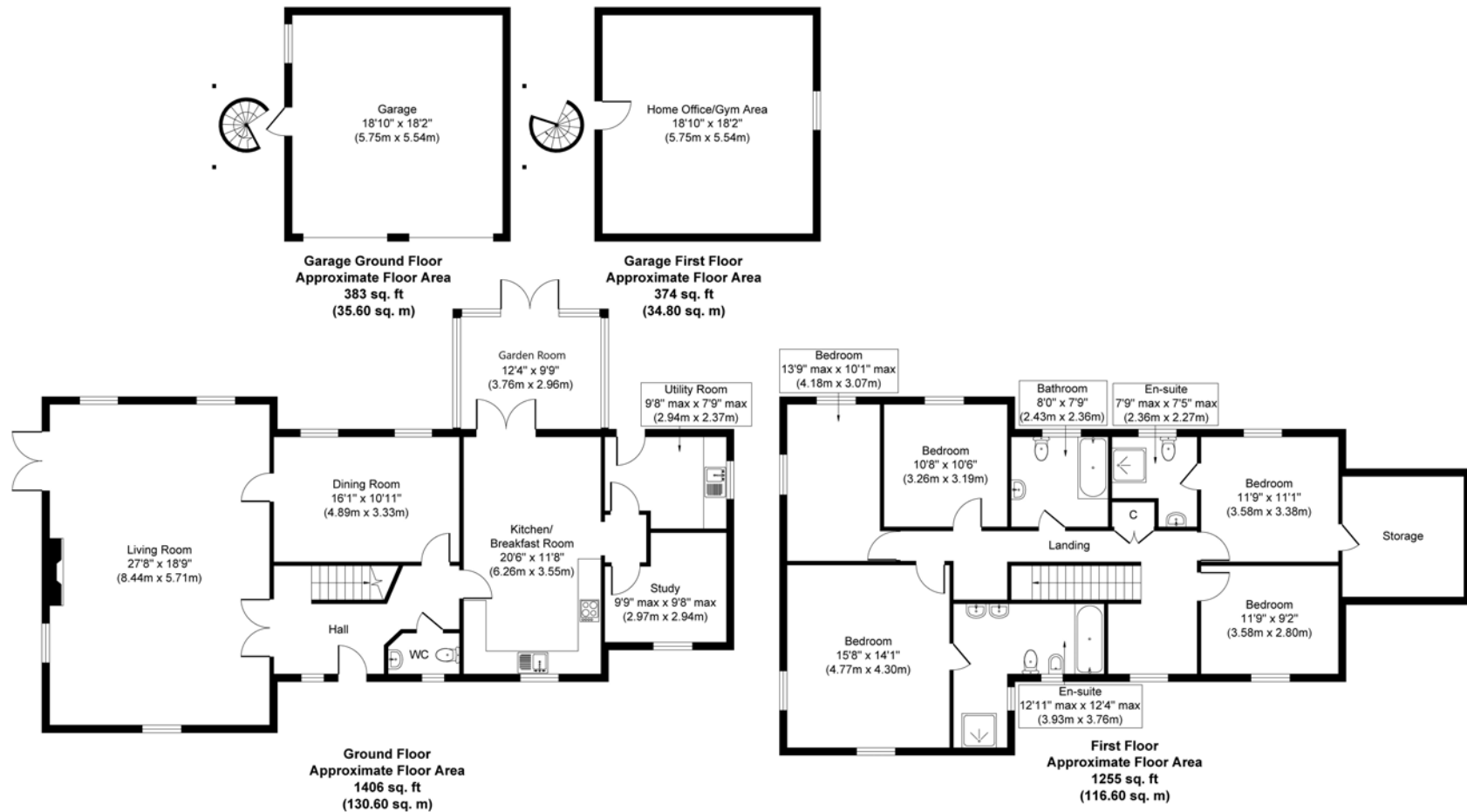








FLOORPLAN



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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