

DAVID
BURR



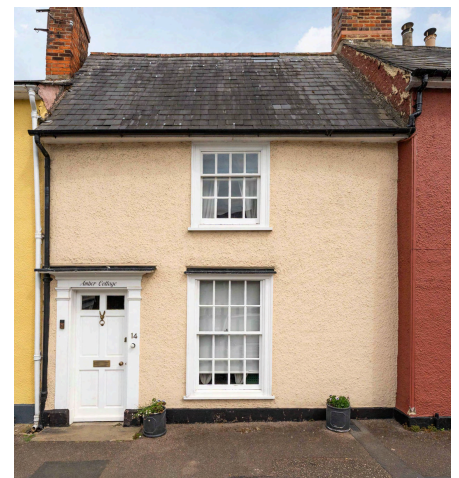
14 Market Hill

Clare, Suffolk

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Clare, Suffolk CO10 8NN

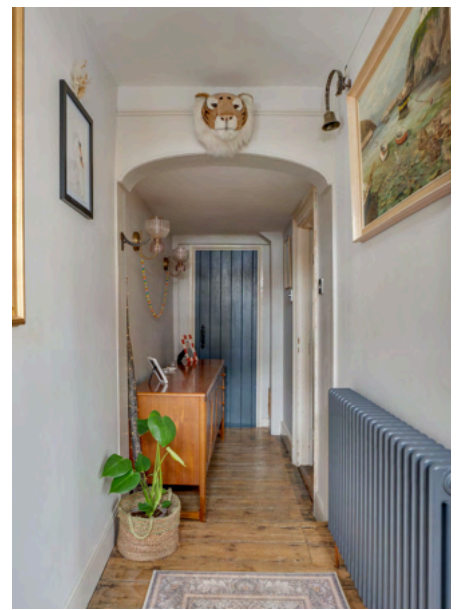
This charming Grade II listed character cottage is situated in the heart of the Town within a stone's throw of the amenities and bustling center. The property, which has seen significant refurbishment enjoys many original period features complemented by a modern kitchen and bathroom, with the added benefit of a charming enclosed rear garden.



- Charming Grade II Listed character cottage
- Central town location
- Extensively modernised
- Original period features
- Modern kitchen and bathroom
- Enclosed rear garden

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INTERIOR

The property enjoys a generous HALLWAY providing access to the SITTING ROOM which is a charming reception room with sash window and storage cupboards. The KITCHEN is recently fitted comprising a bespoke range of units, preparation island with garden views and painted wooden floor, the room opens up to a BREAKFAST/DINING ROOM with plenty of space for table and chairs and staircase leading to the first floor. To the rear of the property a REAR HALLWAY with built in storage and door leading out provides access to the UTILITY ROOM with further base units under worktop and space and plumbing for appliances. The BATHROOM has been stylishly re-fitted in recent years.

FIRST FLOOR

The first floor enjoys a large storage cupboard, access to the roof and TWO double BEDROOMS with a large walk-in dressing room to the main bedroom.

EXTERIOR

The property enjoys charming partly walled cottage gardens with plenty of space for alfresco entertaining via multiple seating areas, an area of traditional lawn with mature flower beds and a large external store for the necessary gardening tools. The property enjoys a right of access over adjoining properties, but doesn't serve a right of way to any other properties.



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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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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. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: C. £1,891.00 per annum.

PROPERTY POSTCODE: CO10 8NN.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame.

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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

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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