



The Red House
Clare, Suffolk

**DAVID
BURR**



The Red House, Nethergate Street, Clare, Sudbury, Suffolk CO10 8NP

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St. Peter and St. Paul, Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

This substantial Georgian Grade II* Listed property is situated in a prominent position in the heart of Clare convenient for local amenities. The property offers in excess of 6,000sq.ft of living accommodation and has been run as a successful Bed & Breakfast for many years and currently is configured as a large principle dwelling with self-contained guest/annexe accommodation which could be reconfigured to create one substantial home, subject to the necessary consents. The property is situated a stone's throw from the heart of Clare with off-road parking and a garage and sits within delightful walled gardens measuring 0.69 of an acre, backing onto countryside.

A substantial detached Grade II* Listed residence in the heart of Clare.

Entrance into:

ENTRANCE HALL With stone flooring and elegant turning staircase rising to the first floor.

INNER HALL With large walk-in cupboard and additional storage cupboard.

DRAWING ROOM An impressive room featuring an open fireplace with decorative mantelpiece and tiled inset, built-in cupboards and bookcases, decorative cornicing and two sets of French doors opening to the rear.

SITTING ROOM Another impressive room with high ceiling featuring an open fireplace with marble surround, sash windows to the front with window shutters.

DINING ROOM A lovely light room featuring an open fireplace with marble surround and storage to both sides.

KITCHEN/BREAKFAST ROOM Fitted with a range of units under worktops with a double stainless steel sink and drainer inset. There is an oil-fired Aga with dual hot plates, space for a fridge and plumbing for a dishwasher and walk-in pantry cupboard.

CLOAKROOM With WC and washbasin.

SIDE LOBBY With door leading to the driveway.

UTILITY ROOM Fitted with a stainless steel sink and drainer, plumbing for a washing machine and water softener.

CELLAR Steps lead down from the main hallway to two useful cellar storage rooms.

SELF CONTAINED ANNEXE A corridor leads to the rear of the property which is currently configured as a Self-Contained Annexe, but could be reconfigured to form part of the principle living accommodation. **Sitting Room** With attractive brick fireplace and open-plan through to the **Kitchen** With a range of units under worktops with a stainless steel sink and drainer inset. Dual electric induction hob and space for a fridge/freezer. **Bedroom** Double aspect with outlook over the rear garden. **Bathroom** Fitted with a WC, washbasin, panelled bath and shower attachment.

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First Floor

LANDING A split level landing featuring a large sash window to the front with storage to either side, a large airing cupboard and two sets of stairs rising to the second floor.

MASTER BEDROOM An impressive room located to the rear of the property with wall to wall built-in wardrobes and **En-Suite** WC, washbasin, corner bath with shower attachment and bidet.

BEDROOM 2 A lovely light room located to the front of the property with a cast iron fireplace and **En-Suite** featuring a WC, washbasin, roll top bath with ball and claw feet with shower attachment and heated towel rail.

BEDROOM 3 With outlook to the front. **En-Suite** fitted with a WC, washbasin, tiled shower cubicle and a heated towel rail.

BEDROOM 4 A charming room with fireplace surround. **En-Suite** fitted with a WC, wash basin, shower and heated towel rail.

SELF CONTAINED-APARTMENT A door from the landing leads to a self-contained apartment which also has stairs leading back to the ground floor. The apartment comprises a **Sitting/Bedroom Studio** opening to the **Kitchen** with units under worktops with a stainless steel sink and drainer and space for a cooker and fridge/freezer. **Bathroom** featuring a bath with shower attachment, wash basin and airing cupboard. **Cloakroom** with WC.

Second Floor

LANDING A spacious landing area leads to:

BEDROOM 5 With outlook to the rear.

BEDROOM 6 With outlook to the rear.

The second floor can easily be used as another self-contained apartment with a **SITTING/HOBBY ROOM** enjoying a pleasant outlook to the front and **STUDY** also enjoying a pleasant outlook to the front and staircase back to the first floor.

BATHROOM With WC and washbasin, bath and shower attachment.

LOFT ROOM/LOFT STORE Could be utilised as further bedrooms with views over the garden.

Outside

The property sits in a prominent location approached by gates opening onto a gravel side access, providing parking for several vehicles in turn leading to the **Garage** with light and power connected. The gardens are a wonderful asset to the property being completely walled and divided into various practical areas. To the rear of the property is a paved courtyard, ideal for entertaining, leading onto the lawn, surrounded by mature beds and borders, trees and shrubs with another paved seating area enjoying a southerly aspect. A pathway leads to the large principle gardens with expanses of lawn surrounded by mature beds and borders, trees and shrubs incorporating a Victorian style **Greenhouse** and apple trees. In addition, there is a thoughtfully designed **Kitchen Garden** with vegetable beds and a fruit cage, all surrounded by attractive brick walls and a gate leads to the rear onto a public footpath and countryside beyond. **In all about 0.69 acres.**

SERVICES: Main drains, electricity and oil-fired heating.

NOTE: None of the services have been tested by the agent.

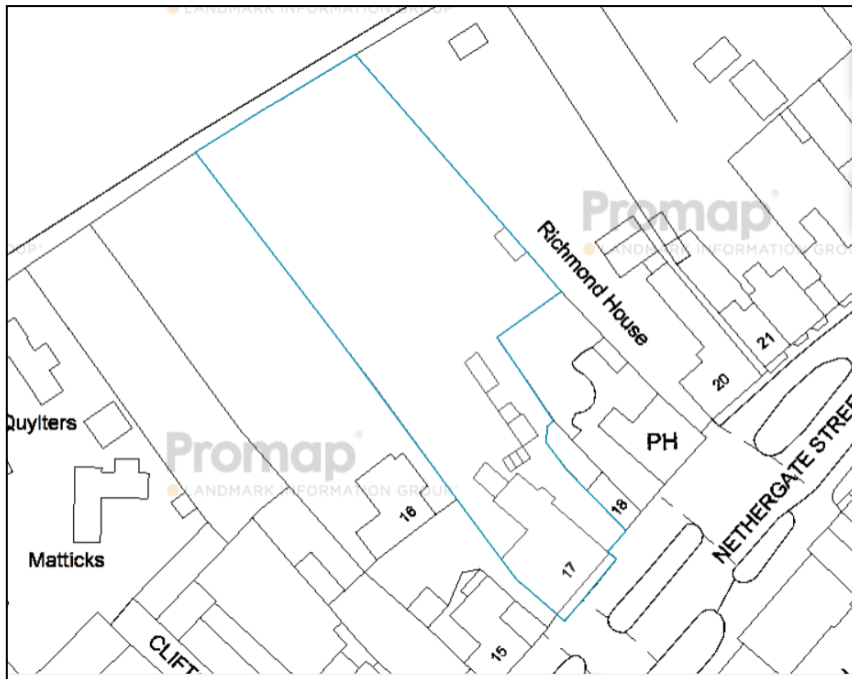
LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: £3,989.40 per annum.

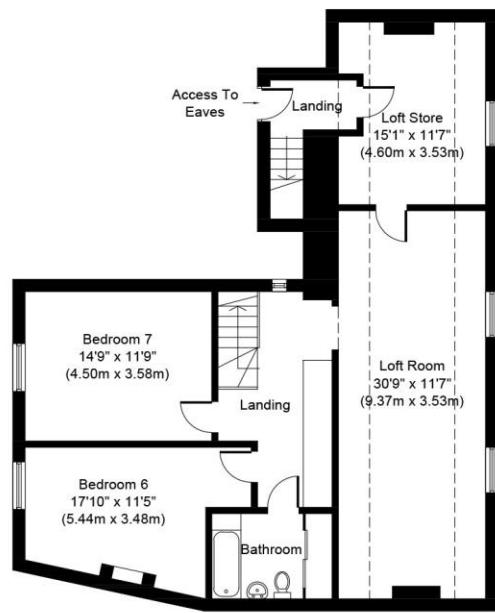
EPC RATING: N/A.

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VIEWING: Strictly by appointment through David Burr – 01787 277811.

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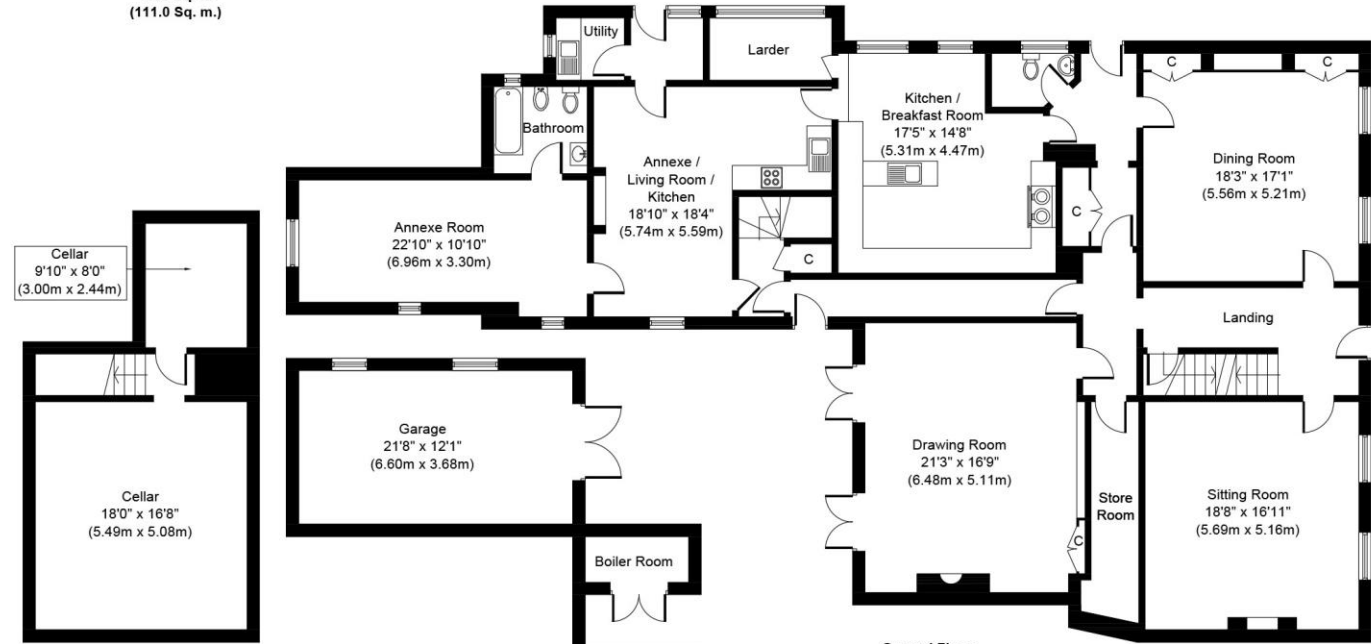




Second Floor
Approximate Floor Area
1195 Sq. ft.
(111.0 Sq. m.)



First Floor
Approximate Floor Area
2329 Sq. ft.
(216.4 Sq. m.)



Lower Ground Floor
Approximate Floor Area
229 Sq. ft.
(21.2 Sq. m.)

Outbuilding
Approximate Floor Area
326 Sq. ft.
(30.2 Sq. m.)

Ground Floor
Approximate Floor Area
2638 Sq. ft.
(245.1 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.



