



**Winter Cottage**  
**Church Street, Clare, Suffolk**

**DAVID  
BURR**



# Winter Cottage, 19 Church Street, Clare, Sudbury, Suffolk CO10 8PD

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, bank and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east.

This charming Grade II listed period cottage is situated in the heart of Clare convenient for local amenities. The property has been luxuriously updated to create a stylish and comfortable home blending original period features with modern finishes including updated electrics, electric radiators, secondary glazing, a new kitchen and bathroom with the added benefit of a courtyard garden and storage to the rear.

## A tastefully presented Grade II listed property situated in the heart of Clare overlooking St. Peter and St. Paul's church

Entrance into:

**ENTRANCE HALL** A useful space with built-in bookshelves, Amtico flooring and pine glazed door through to the:

**SITTING ROOM** A charming room featuring heavily exposed oak beams, exposed wooden and brick flooring, built-in pine corner cupboard and an attractive fireplace with an electric stove.

**KITCHEN** Extensively fitted with a modern range of units under worktops with a sink and drainer inset, four ring electric hob and oven, integrated fridge and washer dryer, built-in shelving and Amtico flooring. A door leads to the rear porch with courtyard beyond.

### First Floor

**LANDING** Featuring an airing cupboard and doors to:

**BEDROOM 1** An impressive room featuring built-in wardrobes, cast iron fireplace and a delightful outlook towards St. Peter and St. Paul's church.

**BEDROOM 2** Outlook to the rear.

**BATHROOM** Stylishly fitted with a white WC, wash basin and bath with shower over.

### Outside

The property is set within the heart of Clare just a stone's throw from Market Hill and the wide range of amenities on offer. The property enjoys a pedestrian access to the rear leading to a small seating area immediately to the rear with a small storage shed whilst a short distance beyond is an enclosed garden detached from the property with a useful store adjacent.

**TENURE:** Freehold.

**AGENT'S NOTE:** As is not uncommon for properties of this ilk the second bedroom is subject to a flying freehold.

**SERVICES:** Main drains, electricity and electric heating. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band: B. £1,551.43 per annum.

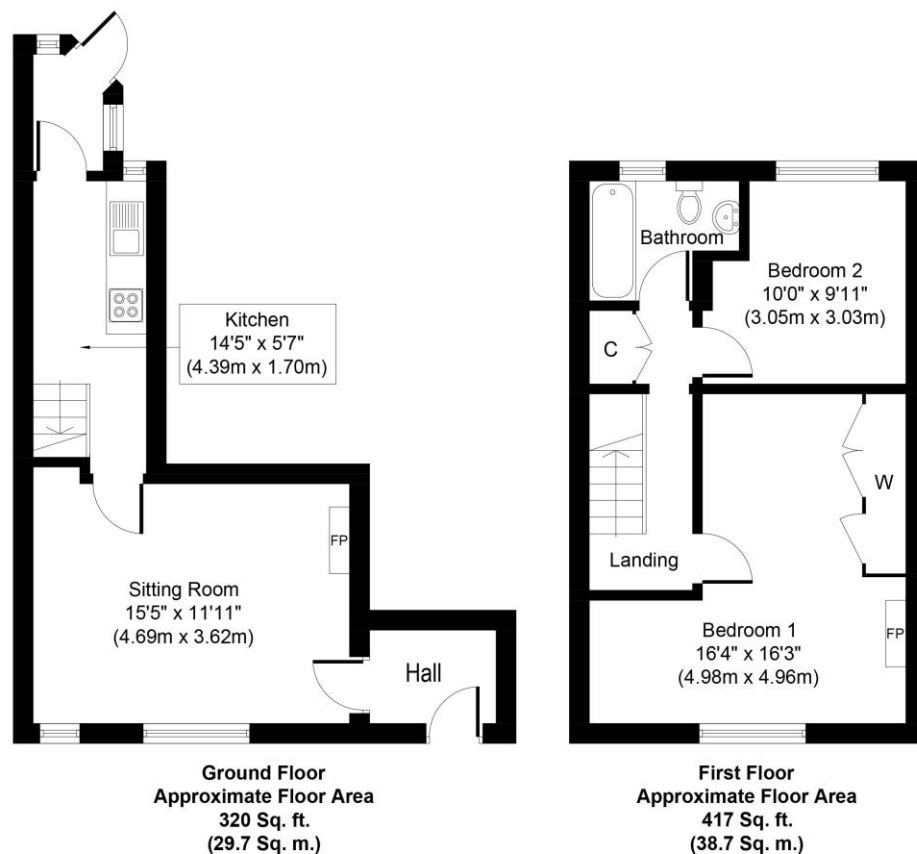
**EPC RATING:** N/A.

**WHAT THREE WORDS DIRECTIONS:** TBC.

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**VIEWING:** Strictly by prior appointment through DAVID BURR.

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