



**The Old Bakery**  
**Clare, Suffolk**

**DAVID  
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# The Old Bakery, 15 Callis Street, Clare, Sudbury, Suffolk CO10 8PX

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.

The Old Bakery is a prominent period property that reflects the history of the lovely market town of Clare. It is believed to date back to the 18<sup>th</sup> century when it was a Blacksmiths. Since then, it has been a Cobblers and a Bakery before being transformed into the wonderful home you see today. The open plan living downstairs offers a delightful area for entertaining. Upstairs features 4 double bedrooms, all well-proportioned with a family bathroom and en-suite beautifully finished in marble tiles.

## A prominent period four bedroom property believed to date back to the 18<sup>th</sup> Century.

Entrance into:

**HALLWAY** A welcoming space with an abundance of character features, exposed beams, hard wood floor.

**KITCHEN** Forming the hub of the home, this spacious area is extensively fitted with a range of bespoke Baker & Baker base and shelving units under wooden worktops. A central preparation island is a key feature with Butler sink inset. Integrated appliances include a Stoves five ring range cooker with extractor fan over and integrated dishwasher. Bifold doors lead out to the terrace making this the perfect entertaining area with an outdoor-indoor feel.

**FAMILY ROOM** A cosy family room with hardwood floors, brick fireplace with wood burning stove set upon a stone hearth.

**SITTING ROOM** A bright triple aspect room with exposed beams, bayed window and featuring a brick fireplace with log burning stove set upon a brick hearth.

**CLOAKROOM** With WC and wash hand basin.

**CONSERVATORY** A beautiful light and airy room with doors leading out to the front garden.

### First Floor

**BEDROOM 1** A bright double aspect room overlooking the lovely garden with plenty of character features and **En-Suite** comprising a tiled shower cubicle, WC, pedestal sink unit, extensively tiled walls and floor and heated towel rail.

**BEDROOM 2** A double aspect room with built in dressing area.

**BEDROOM 3** A room full of character, exposed beams, and views to the side.

**BEDROOM 4** A grand room with vaulted ceiling and a feature beam.

**FAMILY BATHROOM** Stylishly fitted with bath with shower attachment, vanity sink unit, WC, heated towel rail and extensively tiled walls and floor.

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## Outside

The property is approached via a gated driveway providing off-road parking. A pathway leads to the wrap around garden which is mainly traditionally lawned, bordered with flower beds and mature shrubs and trees. A gate leading from the driveway leads to the side garden being a further area of lawn with flowerbeds, shrubs and trees and providing two paved terrace areas, ideal for Alfresco entertaining. **STUDIO** A high spec garden studio with power which his currently used as a artist studio and separate side storage.

**TENURE:** Freehold.

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

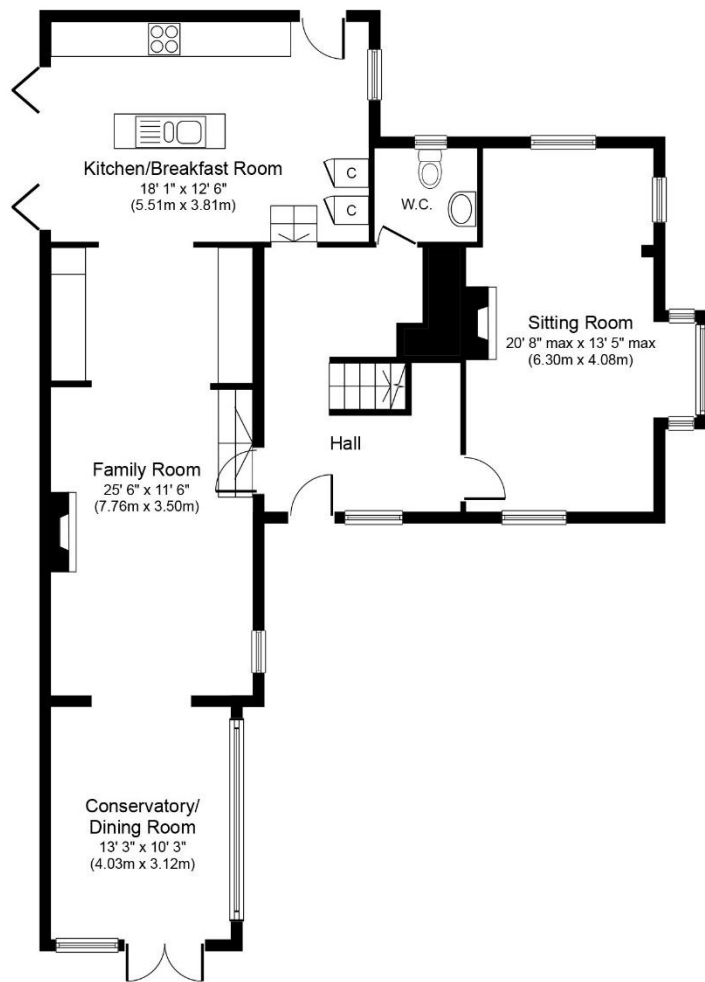
**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band: E. £2,547.64 per annum.

**EPC RATING:** C.

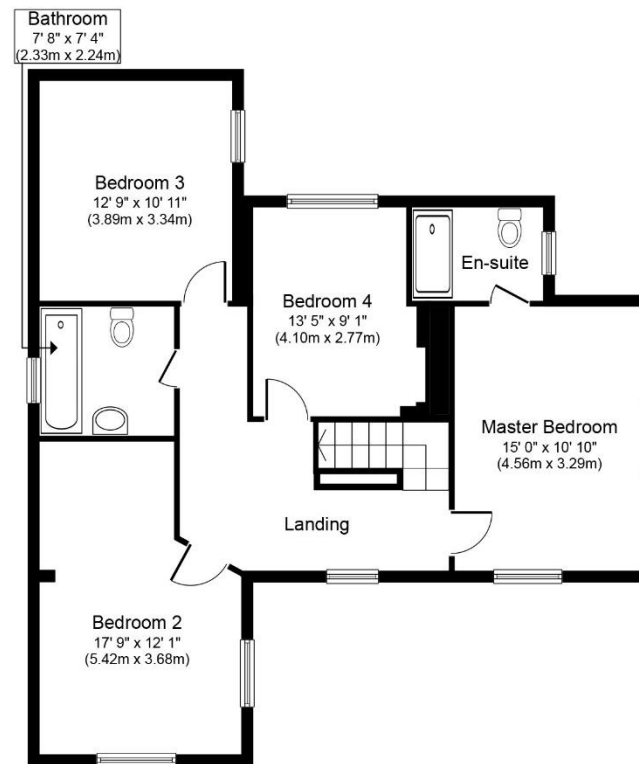
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**VIEWING:** Strictly by prior appointment through DAVID BURR.

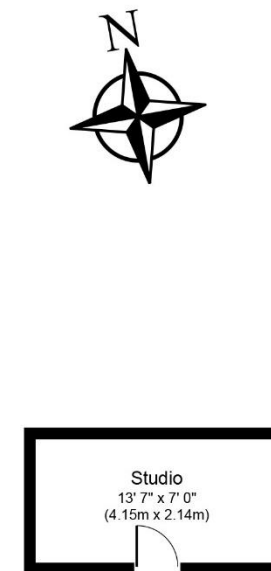




**Ground Floor**  
**Approximate Floor Area**  
**1,115 sq. ft.**  
**(103.6 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**875 sq. ft.**  
**(81.3 sq. m.)**



**Outbuilding**  
**Approximate Floor Area**  
**96 sq. ft.**  
**(8.9 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.

