

DAVID
BURR



Ship Stores

Clare, Suffolk

Ship Stores

22 Callis Street, Clare, Sudbury, Suffolk CO10 8PX

A renowned and well regarded former Guest House now a residential four bedroom home with a 2 bedroom cottage and the potential for use as (and currently operating as) Bed & Breakfast with the option to use as Air B&B accommodation. Set in a prominent and central location in the popular market town of Clare. Dating back to the 17th Century with a 20th Century facade, Ship Stores Guest House has established an excellent reputation over several decades and the property now displays a wealth of character features including both brick and Victorian style fireplaces and exposed timbers and further benefits from off-road parking, an enclosed courtyard area within a moments walk of Clare's amenities.



- Detached Grade II listed family home with 2 bedroom cottage
- Ideal for multi-generational living
- Six Bedrooms
- Wealth of character features
- Off-road parking
- Air B&B Potential
- Within walking distance of the town's amenities

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THE HOUSE

Entrances to the main residence come via a door off the side passage and via the old shop door into DRAWING ROOM an impressive room with exposed beams and timbers, cast iron fireplace and open stud work leading to DINING AREA with outlook to the front, stairs to First Floor. and an opening to the KITCHEN fitted with a stylish contemporary range of floor units under quartz worktops with a double ceramic sink and integrated appliances include a Range style cooker, dishwasher whilst there is space for a fridge freezer. A utility cupboard houses the washing machine and tumble dryer. Breakfast bar and french doors leading out. CLOAKROOM with WC & wash hand basin. The breakfast room, currently used for B&B guests and benefiting from its own entrance, could easily be reintegrated into the main residence, along with the adjacent commercial kitchen.

FIRST FLOOR

LANDING with airing cupboard and doors to MASTER SUITE an impressive space comprising a generous double bedroom, Dressing Room with a range of fitted wardrobes. SHOWER ROOM and a separate En-Suite with freestanding roll top bath, tiled shower cubicle, WC, his and hers sinks, heated towel rail, part paneled and part tiled walls. BEDROOM 2 A further generous double bedroom with EN-SUITE comprising tiled shower cubicle WC, pedestal sink.





THE COTTAGE

A self contained 2 bedroom cottage ideal for multi-generational living, or as potential for Bed & Breakfast or Air B&B purposes. The Cottage has it's own front and rear access but could be re-integrated into the main residence.

Entrance into a HALLWAY with plenty of space for coats and shoes and doors leading to the SITTING ROOM with a log burning stove set within a charming red brick chimney, exposed beams, outlook to the front staircase to the first floor and opening to the KITCHEN/BREAKFAST ROOM comprehensively fitted with a range of wall and base units under worktop with double ceramic sink inset. Integrated appliances include Range style cooker, dishwasher and washing machine whilst there is space for a fridge/freezer and tumble dryer. Breakfast bar, plenty of space for a dining table and chairs and French doors leading out.

FIRST FLOOR

LANDING with access to the 2nd floor and doors to BEDROOM 1 a generous double bedroom with outlook to the rear and BEDROOM 2, a further double bedroom with outlook to the front. BATHROOM fitted with a paneled bath with shower over, WC, wash hand basin, heated towel rail and extensively tiled walls.

SECOND FLOOR

Featuring two usable Attic Rooms, ideal for use as a Study/Store Room or Playroom.

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THE STABLE BLOCK

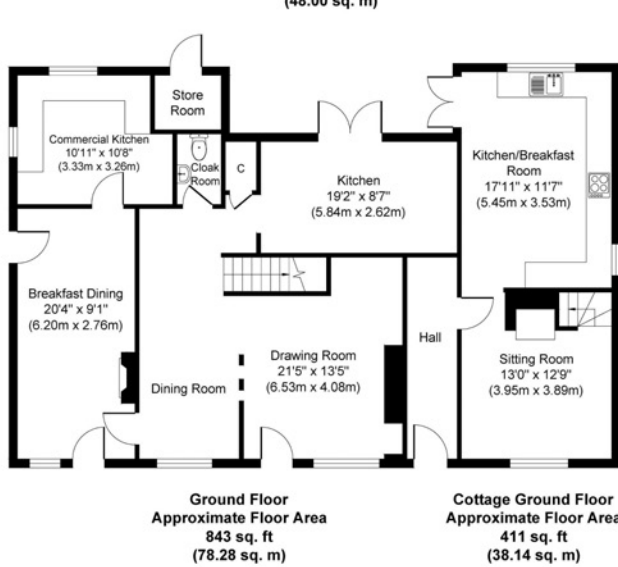
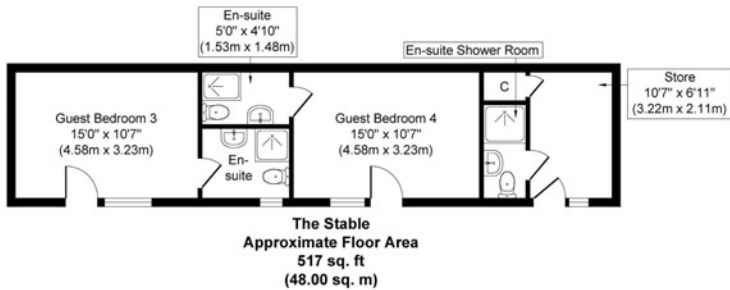
Constructed of brick, flint and boarded elevations providing two EN-SUITE BEDROOMS currently utilized for Bed & Breakfast providing good occupancy rates throughout the year. The rooms would be used as Guest Bedrooms if incorporated into the main residence.

EXTERIOR

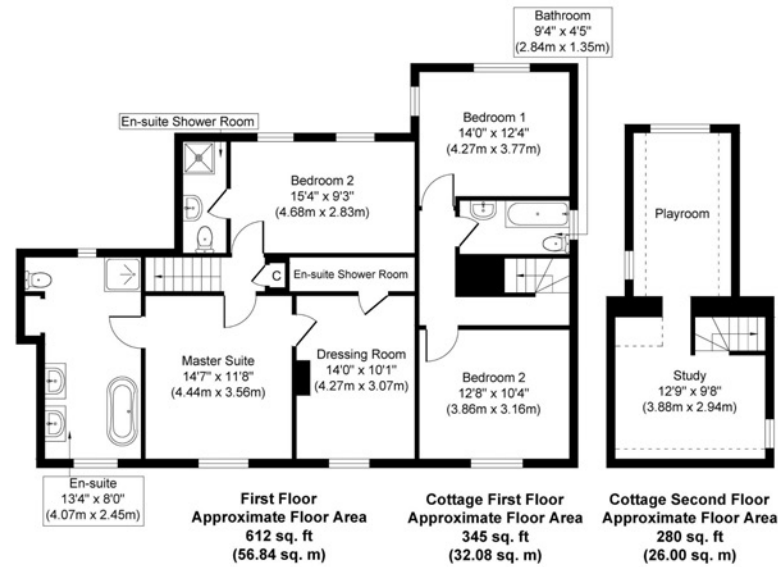
The property features parking to the front and double gates with additional personal gate leading to the side carport with hard standing parking area to the rear with attractive brick boundary wall. Bin storage area and useful sheds. The rear garden is predominantly paved creating a private, low maintenance area ideal for entertaining.



Floorplan



Cottage Ground Floor
Approximate Floor Area
411 sq. ft
(38.14 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.

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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 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.



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: D. £2,243.00 per annum.

PROPERTY POSTCODE: CO10 8PX.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood 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: SE/08/0138 Change of Use from A1 (shop) to C3 (residential). Application approved March 2008.

ASBESTOS/CLADDING: None Known

RESTRICTIONS ON USE OR COVENANTS: A Right of access exists to the rear for the purposes of maintenance.

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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