

DAVID
BURR



Church Farm

Clare, Suffolk

Church Farm

23 High Street, Clare, Suffolk CO10 8NY

Church Farm is a deceptively spacious circa 3,262 sq.ft Grade II listed property situated in 0.25 acre grounds (Subject to Survey). The property boasts a prominent location, just a short distance from the town's amenities. Whilst the property is in need of refurbishment, it comprises a range of traditional reception rooms and generous gardens, with the potential to create an area of off-road parking for two vehicles (subject to the necessary planning consents).



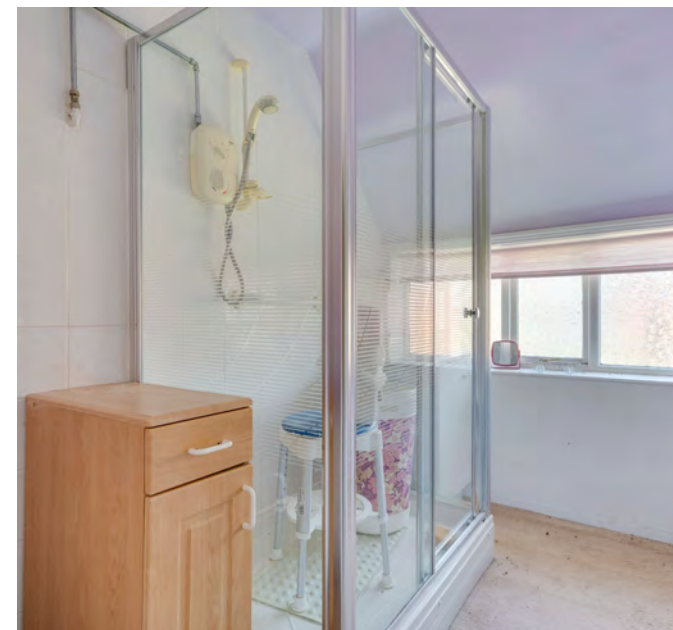
- A Grade II listed deceptively spacious six bedroom period property
- Circa. 3,262 sq.ft
- A short distance from the town's amenities
- In need of refurbishment
- Potential to create an area of off-road parking for two vehicles
- All subject to the necessary planning consents
- In all about 0.25 acres (STS).

INTERIOR

Entrance into ENTRANCE HALL with doors leading off to DINING ROOM with casement window to the front aspect, recessed brick chimney breast and French doors leading out to the rear. SITTING ROOM with casement window to the front aspect, brick chimney breast. REAR HALL with staircase leading to the first floor, storage cupboard and access to the rear. KITCHEN/BREAKFAST ROOM with range of wall and base units under worktop with stainless steel sink unit. Electric cooker and plenty of space for dining table and chairs. Door to PARLOUR leading through to STUDY with cupboard storage and casement window to the front aspect and door leading though to staircase to the first floor.

FIRST FLOOR

PRINCIPLE LANDING A generous landing leading to SIX BEDROOMS, STUDY HALL, CLOAKROOM AND SHOWER ROOM. A staircase off the Principle landing leads back down to the ground floor.



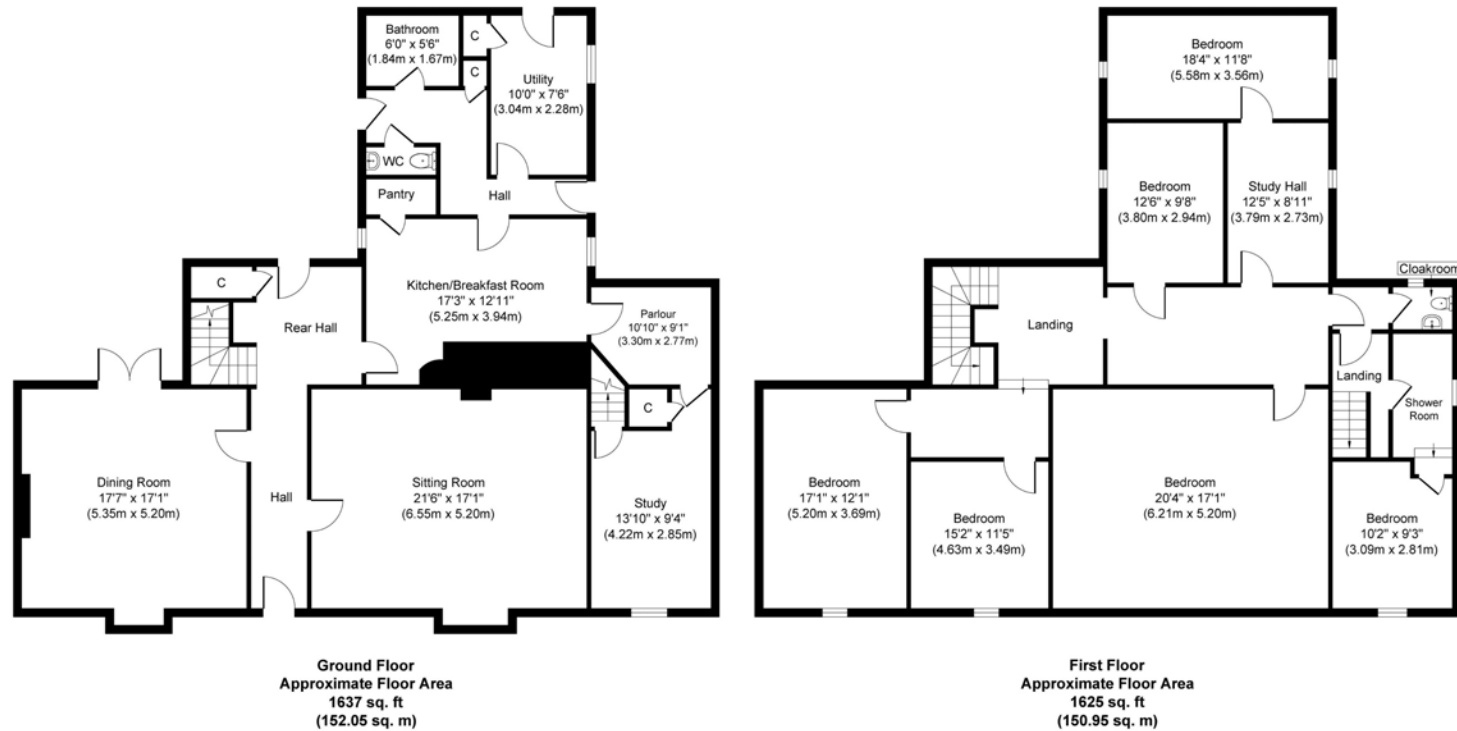
EXTERIOR

An access to the side of the property provides parking for two vehicles (Subject to the necessary planning consents, please ask us for further details). The gardens to the rear of the property are generous and extend to about 0.25 of an acre (subject to survey) and are of traditional lawn.

Agent's Note: The access to the side of the property will provide access and parking for two vehicles.



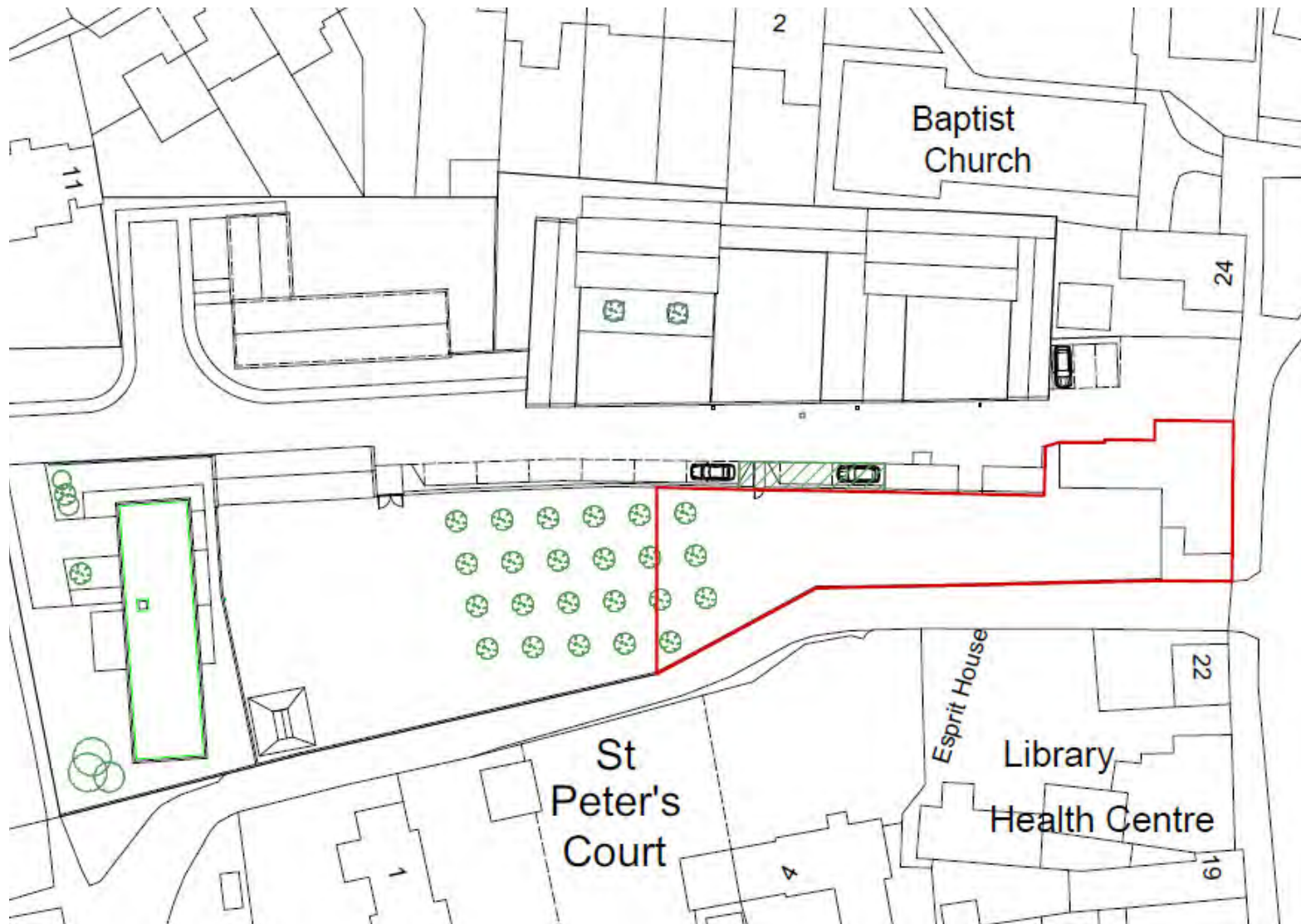
Floorplan



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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Siteplan



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: G £3,919.12 per annum.

PROPERTY POSTCODE: CO10 8NY.

TENURE: Freehold.

CONSTRUCTION TYPE: Woodframe.

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: Please ask us.

ASBESTOS/CLADDING: None Known

RESTRICTIONS ON USE OR COVENANTS: None known. The property was not listed with HMLR at the time of listing.

FLOOD RISK: 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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