



Well Lane | Clare, Sudbury, Suffolk, CO10 8NH



Features

- Grade II Listed Home
- 975 Years On Lease
- Double Garage
- Located In The Heart Of Clare
- Spacious And Flexible Accommodation
- Period Features Throughout
- Private Rear Garden

Charming Grade II Listed Castle House in the market town of Clare boasts 6 bedrooms, 2 en-suites, and historic features throughout. Modern amenities blend with timeless elegance, including a Shaker-style kitchen, spacious living areas, and seduced gardens with a double garage. NO ONWARD CHAIN.



THE PROPERTY

Nestled within the heart of Suffolk's quaintest market town, Castle House is a captivating Grade II Listed residence exuding charm and history. Positioned alongside the tranquil banks of the river Stour and just a short stroll from Clare Castle Country Park, this remarkable home offers a rare blend of character and modern comfort.

Dating back to the 16th Century, Castle House spans three floors and boasts six bedrooms, two of which feature en-suite facilities, ensuring versatility to accommodate various lifestyles. With its distinct architectural features including exposed timbers and intricate wood panelling, the property evokes a sense of timeless elegance.

Upon entering, a welcoming foyer leads to a rear hallway, providing access to a convenient utility/garden room and a WC. Ascending to the first floor, a luminous split-level landing with open studwork leads to a striking white Shaker-style kitchen, equipped with premium appliances and granite countertops. The adjacent sitting room and dining room, adorned with sash windows and original woodwork, offer inviting spaces for relaxation and entertainment.

A separate study area leads to a unique self-contained bedroom suite, ideal for guests or independent living. The second floor accommodates three additional bedrooms, including a lavish master suite with a spacious en-suite bathroom.

Ascending further to the attic level, two charming bedrooms with exposed timbers and ample storage present versatile options for additional living or workspace.

Outside, the secluded rear gardens feature a paved patio and lush lawns bordered by enchanting cottage-style flower beds. A double garage accessible from Malting Lane provides ample parking or storage.

THE LOCATION

Clare, located in Suffolk, is a charming market town with a rich history and an abundance of amenities that caters well for residents. Nestled in the picturesque Suffolk countryside, Clare offers a serene and peaceful environment, making it a desirable place to live.





One of the town's standout features is its well-preserved historic character. Clare boasts a wealth of timber-framed buildings dating back centuries, giving it a distinctive and timeless atmosphere. The town is also home to Clare Castle, a Norman motte-and-bailey castle that adds to its historical allure.

In terms of amenities, Clare provides a range of local shops, boutiques, and cafes that line its picturesque streets. You'll find everything from antique shops to artisanal bakeries, making it a delightful place for shopping and indulging in local treats. The town also offers schools and healthcare facilities, ensuring residents have access to essential services right within their community.

Clare's welcoming community spirit is further complemented by its green spaces and recreational opportunities. Clare Country Park is a beautiful place to unwind, offering walking trails, a play area, and picnicking spots along the River Stour. This natural oasis is a popular destination for families and nature enthusiasts alike.

For those seeking larger town amenities, Clare is conveniently located within a short drive of larger Suffolk towns. Sudbury, known for its market, historic architecture, and a variety of shops and restaurants, is approximately 11 miles away. Bury St. Edmunds, a market town renowned for its cultural attractions and shopping, is around 16 miles from Clare. These towns provide additional shopping, healthcare, and leisure options to complement Clare's more intimate offerings.



Overall Clare offers a harmonious blend of historical charm and modern convenience. With its preserved heritage, local amenities, and proximity to larger towns, it appeals to those who appreciate a quaint, picturesque setting without sacrificing access to essential services and cultural experiences. If you are considering Clare as a place to live, you'll find it to be a delightful and idyllic corner of Suffolk.

Castle House, Well Lane, Clare, CO10 8NH



Approx. Gross Internal Floor Area 3258 sq. ft / 302.83 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

UTILITY/GARDEN ROOM
10' 3" x 6' 8" (3.12m x 2.03m)

SITTING ROOM
20' 2" x 19' 1" (6.15m x 5.82m)

DINING ROOM
15' 7" x 13' 9" (4.75m x 4.19m)

KITCHEN
15' 11" x 13' 5" (4.85m x 4.09m)

FAMILY ROOM
11' 11" x 10' 6" (3.63m x 3.2m)

BEDROOM
22' 10" x 15' 4" (6.96m x 4.67m)

ENSUITE
6' 7" x 6' 4" (2.01m x 1.93m)

BEDROOM
14' 4" x 13' 0" (4.37m x 3.96m)

BATHROOM
13' 7" x 8' 7" (4.14m x 2.62m)

STUDY
13' 9" x 11' 10" (4.19m x 3.61m)

SITTING ROOM
14' 1" x 12' 6" (4.29m x 3.81m)

BEDROOM
17' 3" x 13' 1" (5.26m x 3.99m)

BEDROOM
16' 2" x 7' 3" (4.93m x 2.21m)

BEDROOM
16' x 8' 4" (4.88m x 2.54m)

AGENTS NOTE

Council & Council Tax Band – Band B - West Suffolk Council

Tenure – Leasehold

Lease Length - 975 years remaining

Service Charge - We understand no service charge is payable

Ground Rent - £100 per annum (to be revised in 2051 to £200 per annum for the next 50 years)

Buildings Insurance - Approximately £1500 per annum

Property Construction – C16 timber-framed and plastered

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (amsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Bychoice
ESTATE AGENTS

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