



**Low Vale  
Clare, Suffolk**

**DAVID  
BURR**



# Low Vale, Stoke Road, Clare, Sudbury, Suffolk CO10 8HH

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 and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east with Bury St. Edmunds 16 miles to the north and Cambridge 25 miles to the west.

Situated on the outskirts of Clare surrounded by open countryside this detached four bedroom equestrian facility enjoys a range of fantastic equestrian amenities comprising circa. 2,900 sq.ft of living accommodation, an American barn, several stable blocks all of which have power and lighting and some with water troughs and drinkers. The property further enjoys circa. 5.0 acres of land divided into multiple paddocks, a floodlit menage and winter turn out area, again with water trough and field shelters.

## **A fantastic equestrian facility with circa. 5 acres of paddock, floodlit menage, winter turn out, stables and living accommodation.**

Entrance into:

**HALLWAY:** A spacious part-galleried hallway with tiled flooring and staircase leading to the first floor. Door leading to the Bedroom Wing and an opening to the:

**SITTING ROOM:** A generous reception room featuring log burning stove set within a red brick fireplace with stone hearth, French doors lead outside.

**KITCHEN/BREAKFAST ROOM:** Forming the hub of the home, this expansive kitchen/breakfast room has a range of wall and base units under solid worktop with a 1.5 bowl sink inset, Aga cooker, secondary electric cooker and hob. Space and plumbing for a dishwasher and fridge/freezer. Plenty of space for a dining table and chairs. Tiled flooring and underfloor heating. Pantry cupboard, doors leading outside and door to the:

**UTILITY ROOM:** With a further range of storage. Tiled flooring and underfloor heating, housing for the boiler and space and plumbing for washing machine and tumble dryer. Door to outside. Door to:

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

**THE BEDROOM WING:** Located off a corridor, off the main hallway. The ground floor bedroom accommodation comprises three bedrooms and family bathroom.

**Bedroom 2:** A spacious double bedroom that would be ideal for elderly relatives or teenage children with a **Dressing Area** with built-in storage cupboards. **Sitting Area** with doors leading out. **En-Suite** comprising jacuzzi spa bath with separate tiled shower cubicle, WC and pedestal sink unit.

**Bedroom 3:** A spacious double bedroom with built-in storage, outlook to the rear and door to:

**JACK AND JILL FAMILY BATHROOM:** A stunning space, extensively fitted with large jacuzzi spa bath, separate tiled shower cubicle, pedestal sink unit, WC, bidet. Extensively tiled walls and flooring and heated towel rail.

**Bedroom 4:** A further double bedroom with built-in storage and a **Dressing/Study Area**.

### **First Floor**

**LANDING:** Located off a landing is an area that could be utilised as a study.

**MASTER BEDROOM:** A generous master bedroom with a range of eaves storage, dormer and roof windows. **Dressing Area** and **En-Suite** comprising panel bath, separate tiled shower cubicle, WC and vanity sink unit. Part-tiled walls and large storage room.

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## Outside

The property is approached via a carriage driveway with electrically controlled gates and a further expanse of driveway/parking area in front of the Stable Block. The garden enjoys an area of formal gardens to the front and rear with an Alfresco dining terrace and a further grassed area with a range of mature trees situated in front of the Stable Block and American Barn. The equestrian facilities include an American barn, several Stable Blocks all with light and power and some with water troughs and drinkers, several storage rooms, a feed store, hay store, tack room and a range of post and rail paddocks running away from the formal grounds with floodlit menage, winter turn out and an accessway around the perimeter of the property, ideal for dog walking.

**SERVICES:** Main water and septic tank. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band D. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** West Suffolk District Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. 01284 763233.

**COUNCIL TAX BAND:** G. £3,566.02 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

### COMMUNICATION SERVICES (source Ofcom):

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

**Phone Signal:** Yes. Provider: Signal is limited.

**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 phone services by visiting <https://checker.ofcom.org.uk/>.

**SUBSIDENCE HISTORY:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None known.

**FLOOD RISK:** None known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None known.

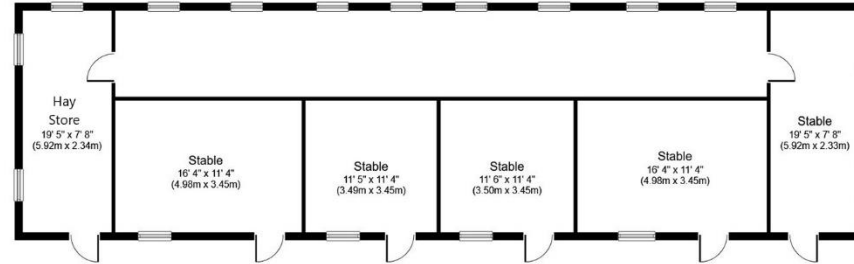
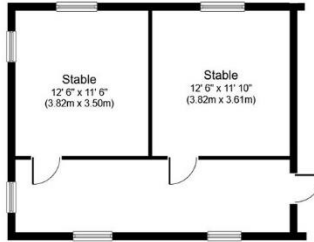
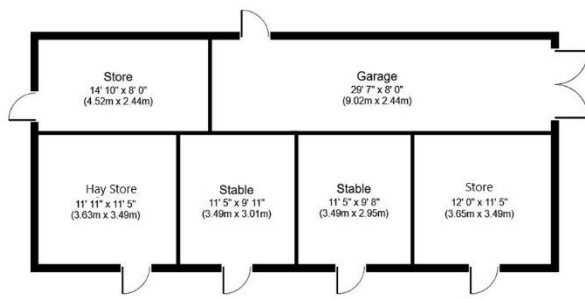
**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None known.

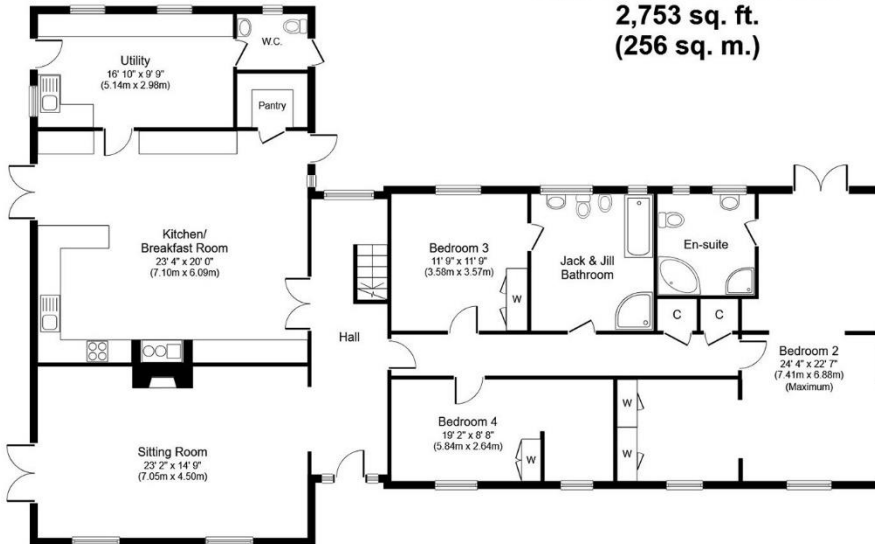
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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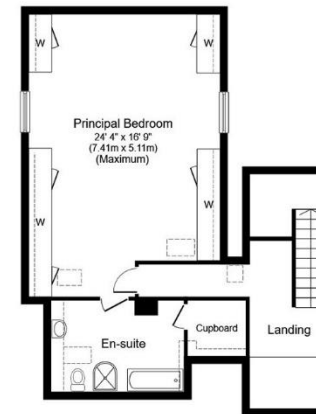




**Outbuilding**  
**Approximate Floor Area**  
**2,753 sq. ft.**  
**(256 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**2,158 sq. ft.**  
**(200.5 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**715 sq. ft.**  
**(66.5 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.



