



**The Old Bear and Crown**  
**Clare, Suffolk**

**DAVID  
BURR**



# The Old Bear and Crown, 20 Market Hill, Clare, Sudbury, Suffolk CO10 8NN

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and magnificent St Peter and 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, bank and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east.

The Old Bear and Crown is an impressive detached Grade II\* Listed residence considered to be one of the most historical buildings within the town. Formerly a hotel and inn, the property was originally a 16<sup>th</sup> Century double gabled hall house built on the site of the bailey barn and wood yard and was considerably altered in the 19<sup>th</sup> Century when it was re-fronted. In more recent times the property has been sympathetically improved and extended and now provides extensive and versatile family accommodation retaining an abundance of character features.

## An impressive detached Grade II\* Listed residence in the heart of Clare.

Entrance into:

**RECEPTION HALL:** A magnificent hall with feature high ceiling and a wealth of exposed timbers, including original dragon carving, stairs to the first floor.

**INNER LOBBY:** With exposed beams and door to:

**CLOAKROOM:** Fitted with a large vanity style unit with wash basin inset, WC and wood block floor.

**DRAWING ROOM:** A light and spacious room with a wealth of exposed beams, timbers and feature high ceiling, magnificent stone fireplace with open stone surround and hearth with mantel over, sash windows to front and side aspect with views towards the Market Square.

**DINING ROOM:** With a wealth of character features including exposed timbers, cast iron fire grate, decorative display alcove with cupboard beneath, sash windows to the side and front aspect and exposed oak floor boards.

**FAMILY ROOM:** With feature cast iron fire grate with tiled inserts and wooden mantel. Exposed beams and sash windows.

**CONSERVATORY:** Timber frame with French doors opening to a paved terrace and courtyard.

**REAR HALL:** With large panelled door leading to the terrace and rear courtyard. Door and steps leading down to: The Cellar.

**REAR CLOAKROOM 2:** With large vanity unit with wash hand basin inset, WC and tiled floor.

**STUDY:** With extensive book and storage shelves with cupboards underneath and sash window to the side.

**BREAKFAST ROOM/SNUG:** With feature cast iron fire grate with tiled inserts and wooden mantel, exposed beams and large bay window to side aspect with sash windows. Door to:

**KITCHEN:** Extensively fitted with a range of floor units under worktops with glass fronted display cupboards, electric Aga with four ovens and a two ring electric hob, extractor hood, space and plumbing for a dishwasher, central island with inset single drainer with twin bowl sink unit. Feature high semi vaulted ceiling with exposed chimney breast and exposed beams and timbers. A pair of French doors open to the terrace and courtyard. Door to:

**UTILITY ROOM:** Fitted with a range of wall and base units under worktops with a single drainer sink unit, space and plumbing for appliances, built-in cloaks cupboard and two built-in shelved storage cupboards, space for upright fridge/freezer. Stable door to terrace.

# The Old Bear and Crown, 20 Market Hill, Clare, Sudbury, Suffolk CO10 8NN

**WINE CELLAR:** Fitted with a single drainer sink unit with worktops to side and cupboards below, water softener, further fitted base units and former fireplace recess with gas-fired boiler and window to the side aspect.

**LAUNDRY/CELLAR 1:** With door to:

**CELLAR 2:** With steps leading to **Wine Cellar/Cellar 3.**

**CELLAR 4:** With further stone steps leading to a recess storage area off.

## First Floor

**SPACIOUS LANDING:** With feature high ceilings, moulded cornices and ceiling rose, airing cupboard and access to roof space.

**PRINCIPAL BEDROOM:** With feature high ceiling and moulded cornices, fitted wardrobes and sash windows to the side and rear aspects with views towards the Country Park. **En-Suite** Fitted with a WC, twin vanity style units with wash basins inset and walk-in shower with **Dressing Area** with further fitted wardrobes.

**BEDROOM 2/GUEST SUITE:** With high ceiling and exposed beams and timbers, sash windows to side and front aspect with views towards Market Square, opening to: **Dressing Room** with exposed timbers and access to loft space. **En-Suite** With bath on ball and claw feet, wash basin, WC, bidet, heated towel rail and sash windows to side aspect.

**BEDROOM 3:** With exposed beams, timbers and sash windows to front and side aspect. **En-Suite Bathroom** and **Dressing Room** Fitted with a cast iron bath on ball and claw feet, wash basin, WC, heated towel rail an exposed timbers.

**BEDROOM 4:** With high semi vaulted ceiling and exposed beams and timbers, sash windows to front aspect.

**BEDROOM 5:** With high ceilings and central plaster rose and moulded cornices, exposed timbers and sash windows to front and side aspects.

**FAMILY BATHROOM:** Fitted with a suite comprising a bath with separate wall mounted shower unit, wash basin, WC and heated towel rail.

## Outside

To the side of the property are a pair of automatic gates opening onto a courtyard style area with parking for several vehicles in turn leading to the detached timber framed **GARAGE BLOCK** with light and power connected. Steps lead down from the courtyard to a delightful landscaped garden area which is lawned and bordered by mature shrubs and trees. To the rear of the garden is a portico style summerhouse with a pantiled roof and to the side there is a detached single storey **Timber Framed Outbuilding** 50' x 12' also with pantiled roof, currently in three sections as an open central covered area with door leading off to the **Workshop/Store** and separate **Garden Store**.

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

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

**COUNCIL TAX BAND:** F. £3,090.55 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Wood frame.

**COMMUNICATION SERVICES (source Ofcom):**

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

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

# The Old Bear and Crown, 20 Market Hill, Clare, Sudbury, Suffolk CO10 8NN

**SUBSIDENCE HISTORY:** None known.

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

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

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** A restriction is in place prohibiting the brewing or sale of intoxicating liquors nor permit the premises to be used as a club with a licence of such.

**FLOOD RISK:** None.

**ACCESSABILITY 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.





## Basement

Floor area 127.3 sq.m. (1,371 sq.ft.)

## Ground Floor

Floor area 211.7 sq.m. (2,279 sq.ft.)

## First Floor

Floor area 158.5 sq.m. (1,707 sq.ft.)

## Outbuilding

Floor area 92.9 sq.m. (1,000 sq.ft.)

**TOTAL: 590.5 sq.m. (6,357 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



