



Lion Cottage
Stoke By Clare, Sudbury, Suffolk

**DAVID
BURR**



Lion Cottage, The Street, Stoke By Clare, CO10 8HP

Stoke by Clare is a pretty and highly regarded village. Picturesque cottages and houses surround the village green and local services include a pub, post office, shop and parish church. The village is also home to Stoke College, an independent school and nursery. A wider range of facilities are available at the small market town of Clare.

Situated in the heart of this charming Suffolk village, within walking distance of amenities, this charming Grade II Listed cottage comprises a range of character features including inglenook fireplace, pamment tiled flooring and exposed beams whilst complemented by stylish and modern kitchen and bathroom. The property enjoys a cottage garden enjoying a south westerly aspect.

A charming Grade II Listed Period Cottage offering generously proportioned living accommodation.

Entrance into:

KITCHEN Stylishly fitted with oak base units under a solid oak and granite worktop with Butler sink inset. Integrated appliances include a dishwasher, space and plumbing for a washing machine, Rangemaster electric cooker, pamment tiled flooring with underfloor heating and opening through to:

DINING ROOM A charming reception room with exposed brickwork, pamment tiled flooring, storage cupboard, door to the rear hall and door through to the:

SITTING ROOM Another charming reception room featuring an inglenook fireplace with log burning stove inset with bressumer over, exposed beams, engineered oak flooring, door to outside and a door leading through to the:

STUDY With a range of exposed beams, some of which are believed to have come from Clare Priory.

REAR HALL With storage cupboards, door to outside leading to the rotunda staircase to the first floor.

CLOAKROOM WC and wash hand basin.

MASTER BEDROOM A spacious double two pairs of double fitted wardrobes, outlook to the front. Door opening through to the:

Hallway with window to the rear, painted floorboards and opening to the:

INNER LOBBY With access to bedroom 2 and family bathroom.

BEDROOM 2 A spacious double aspect bedroom with exposed brick chimney, recessed storage area with door to the lobby landing.

BEDROOM 3 A vaulted double bedroom with exposed beams and outlook to the rear.

FAMILY BATHROOM Stylishly fitted comprising a panelled bath, separate shower cubicle, vanity sink unit, WC, heated towel rail, exposed beams and partly tiled walls.

Outside

The property features a charming rear garden with several paved terraces. A range of mature raised beds with a variety of trees and shrubs and to the rear a large storage shed, enjoying a south westerly aspect.

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

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

COUNCIL TAX BAND: E. £2,615.08 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 74 mbps download, up to 20 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/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

THATCH INFORMATION: Norfolk reed. Re-thatched circa. 2014.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

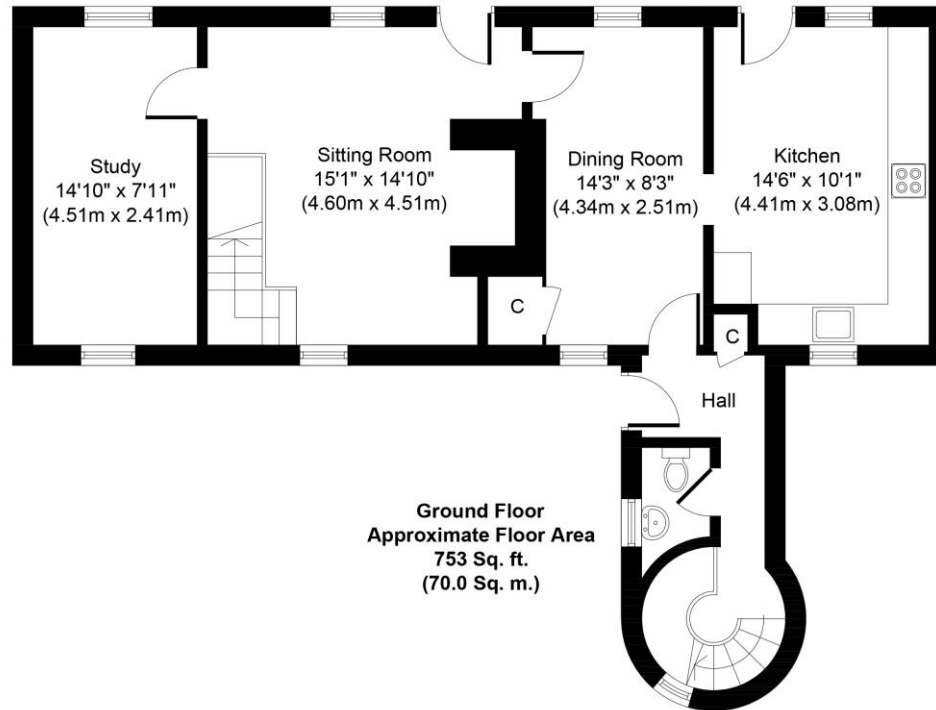
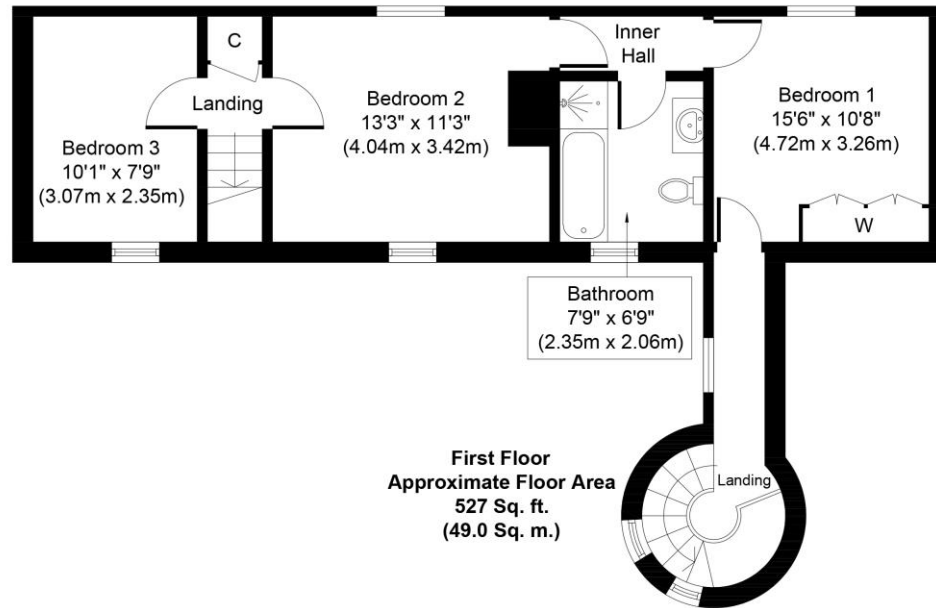
FLOOD RISK: None.

ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment through DAVID BURR.

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