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## Claywall House

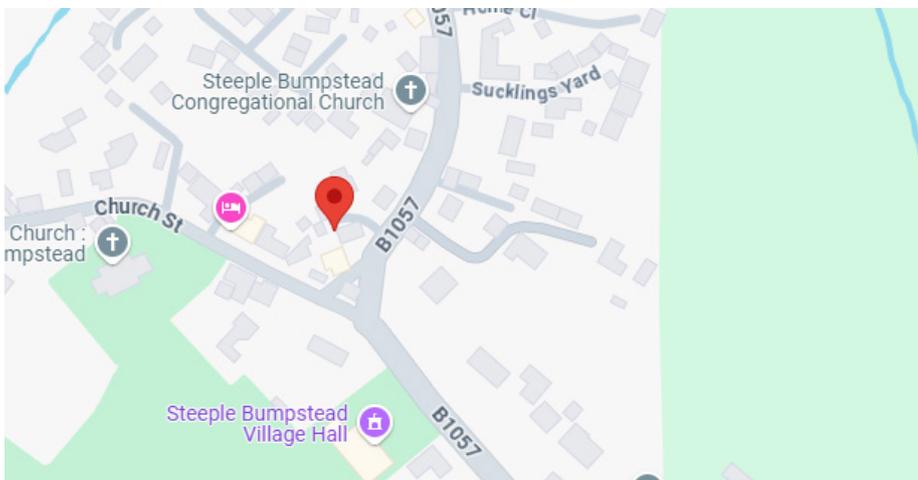
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Steeple Bumpstead, Suffolk

# Claywall House

39 Chapel Street, Steeple Bumpstead, Suffolk

This exceptional Grade II listed 17th century property is situated in the heart of the village convenient for local amenities. Dating back to 1614, the property has retained many original period features including impressive oak timbers, fireplaces and sash windows complemented by a modern kitchen/breakfast room and stylish bathrooms. The property sits within large mature gardens accessed by remote controlled gates, incorporating a detached two bedroom annexe and a range of useful outbuildings.



- An exceptional Grade II listed 17th century property
- Situated in the heart of the village for convenient for local amenities
- Many original period features to include exposed timbers, fireplaces and sash windows
- Modern kitchen/breakfast room and stylish bathrooms
- Large mature gardens, accessed by remote controlled gates
- Detached two bedroom annexe
- Range of useful outbuildings
- In all about 0.5 acres

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## INTERIOR

Entrance into: RECEPTION HALL a welcoming area with tiled flooring and stairs rising to the first floor with a cupboard under, display cabinet with cupboard under and door through to the: DRAWING ROOM a stunning double aspect room displaying heavy exposed oak timbers and featuring a brick fireplace with a wood burning stove and oak bressumer over. DINING ROOM a charming room featuring exposed beams and an attractive brick fireplace with wood burning stove. KITCHEN/BREAKFAST ROOM extensively fitted with a range of units under granite worktops with a central preparation island providing further storage. Integrated appliances include an electric oven and grill, a four ring hob, AGA and dishwasher and there is good space for a fridge/freezer. UTILITY ROOM with further storage, butler sink, plumbing for a washing machine, space for a tumble dryer, boiler serving radiators, door leading to the rear and quarry tiled flooring. GARDEN ROOM A lovely light room with French doors opening to the garden. STUDY storage cupboard and outlook to the rear. PLAYROOM another light room with French doors leading to the garden, window into the kitchen and door to the utility room. CLOAKROOM WC and wash basin.

### FIRST FLOOR

LANDING features an airing cupboard and stairs rising to the second floor with cupboard under. BEDROOM 1 a spacious double aspect room featuring exposed beams. En-Suite stylishly fitted with a white suite comprising a WC, wash hand basin, tiled shower cubicle and heated towel rail. BEDROOM 2 a double aspect room with outlook to the front. En-Suite fitted with a white suite comprising WC, wash basin, tiled shower cubicle and heated towel rail. BEDROOM 3 outlook to the front and wall to wall fitted wardrobes. BEDROOM 4 a charming room with exposed beams and outlook to the front. FAMILY BATHROOM Tastefully fitted with a white suite comprising a WC, wash basin, bath with shower attachment, a large walk-in shower cubicle and a heated towel rail. REAR LANDING with secondary staircase to the ground floor.



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## INTERIOR

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CLOAKROOM featuring a WC and wash basin.

### SECOND FLOOR

Recently converted, this useful area could be used as a further bedroom accommodation or as a playroom/snug.

BEDROOM 5 featuring a built-in electric fireplace and exposed beams. En-Suite comprising a WC, wash basin, bath with shower attachment, tiled floor and exposed chimney breast. BEDROOM 6 A charming room with outlook to the rear.



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## EXTERIOR

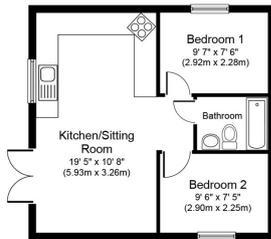
The property sits in the heart of the village well screened behind a mature hedge line with attractive brick and flint wall and remote controlled double gates opening onto the drive. The gardens surround the property and are predominantly lawned with an extensive paved dining terrace enjoying a southerly aspect leading to a useful storage area to the side. The gardens incorporate a variety of outbuildings including the:

ANNEXE featuring an open-plan KITCHEN/LIVING AREA fitted with a range of units under worktops, with space for various appliances, TWO BEDROOMS and BATHROOM fitted with a WC, wash basin and bath with shower over.

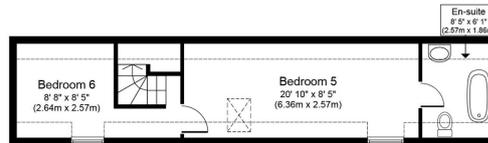
Off the driveway are THREE TIMBER OUTBUILDINGS, two of which are used as sheds/storage with the third set up for use as an entertaining area with light, power and electric heating connected.



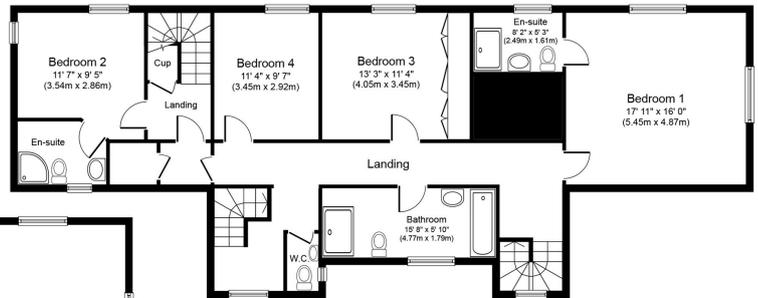
# Floorplan



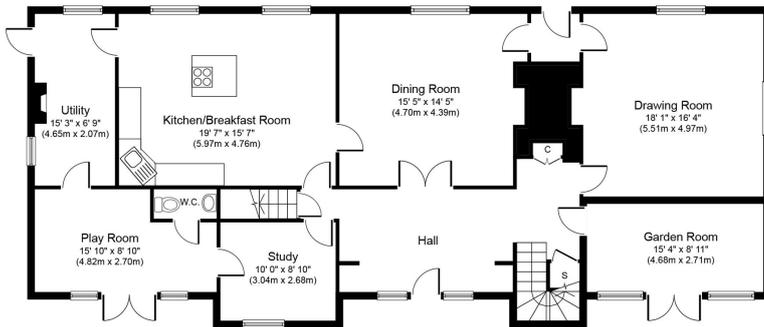
**Annexe**  
Approximate Floor Area  
409 sq. ft.  
(38.0 sq. m.)



**Second Floor**  
Approximate Floor Area  
355 sq. ft.  
(33.0 sq. m.)



**First Floor**  
Approximate Floor Area  
1,238 sq. ft.  
(115.0 sq. m.)



**Ground Floor**  
Approximate Floor Area  
1,647 sq. ft.  
(153.0 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. 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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# Steeple Bumpstead, Suffolk

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders, 20 miles from Cambridge, 10 miles from Saffron Walden and 22 miles from Bury St Edmunds. Rail links to London Liverpool Street are from Audley End Station (approx 12 miles away), the journey time being 50 minutes to an hour and from Sudbury, Suffolk (approximately 16 miles away). Steeple Bumpstead benefits from facilities including post office/off licence/general stores, 2 public houses, primary school, 2 churches and a petrol station.



## Material Information

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

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: Band G. £3,55.90 per annum.

PROPERTY POSTCODE: CB9 7DQ

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

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 known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY 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.



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