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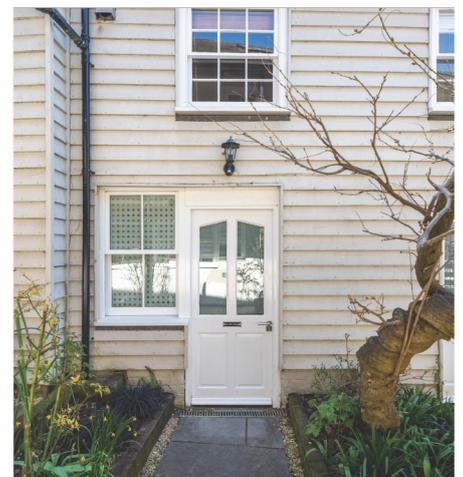
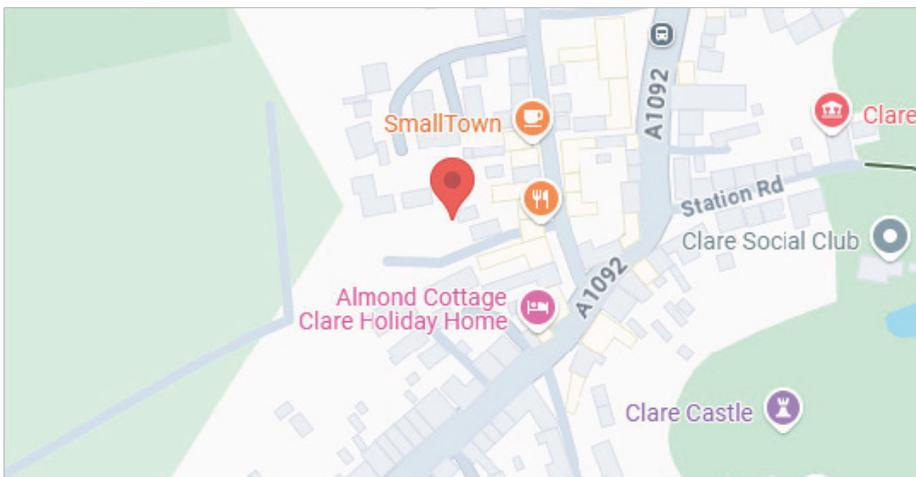
The Old Cottage

Clare, Suffolk

The Old Cottage

Half Moon House, 2 High Street, Clare, Suffolk

This stunning Grade II Listed conversion of one of Clare's most iconic buildings originating from the 15th century, previously listed as a hotel, public house and residential home, now incorporating a range of one and two bedroom exclusive apartments.



- One bedroom duplex apartment
- Shared communal gardens
- Within a short walk of the amenities and Clare Country Park
- Door entry system
- Integrated kitchen appliances

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Telephone 01787 277811
Email clare@davidburr.co.uk



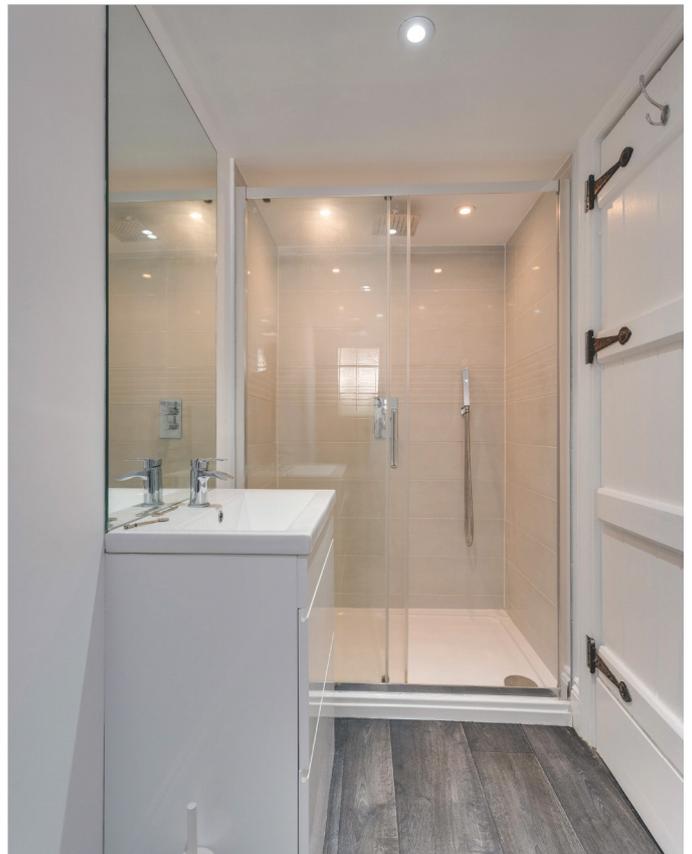
INTERIOR

A one bedroom duplex apartment accessed via an ENTRANCE HALL with airing cupboard and stairs leading to the first floor. A door leads to a generous double BEDROOM with plenty of space for wardrobes and a pair of double doors lead to a walk-in wardrobe area, in turn leading to the EN-SUITE with tiled shower cubicle, vanity sink unit, WC and heated towel rail. The first floor comprises comprehensively fitted KITCHEN with a range of wall and base units under worktop with a 1.5 bowl stainless steel sink inset. Integrated appliances include a washing machine, fridge/freezer, electric cooker, four ring hob and a slimline dishwasher. SITTING AREA with exposed beams, casement window highlighting the original wall structure and a range of stripwood flooring.



EXTERIOR

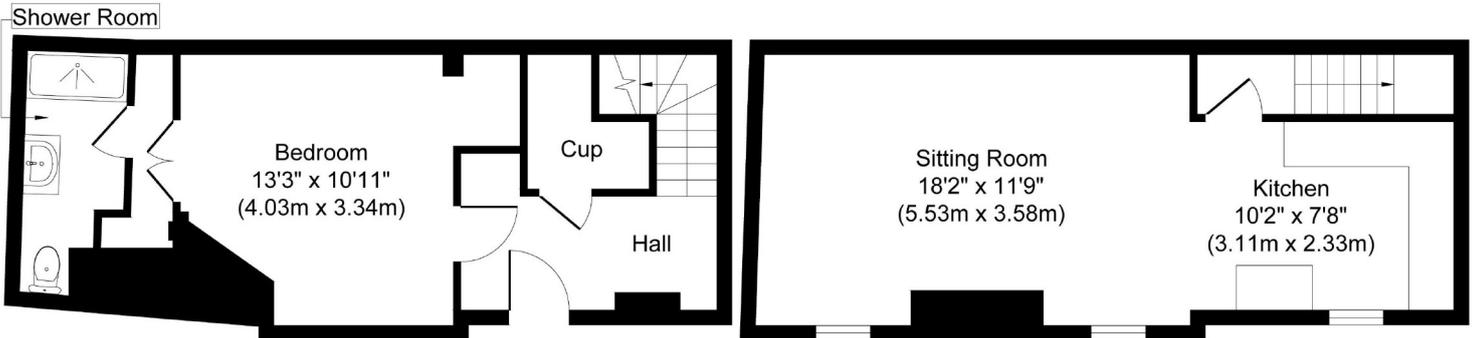
The property enjoys a communal garden area with plenty of space for entertaining and is located within a short distance of Clare's amenities.



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Floorplan



Flat 6 (Ground Floor)
Approximate Floor Area
280 sq. ft
(26.00 sq. m)

Flat 6 (First Floor)
Approximate Floor Area
291 sq. ft
(27.00 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.

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Clare, Suffolk

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St. Peter and St. Paul Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.



Material Information

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

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

COUNCIL TAX BAND: B. £1,664.14 per annum.

PROPERTY POSTCODE: CO10 8NY

EPC Band: E. A copy of the EPC is available upon request.

TENURE: Leasehold. 199 years as at 1st January 2020..

SERVICE CHARGES:

Ground rent £200.00 per annum.

Service charge: £962.00 per annum.

CONSTRUCTION TYPE: Wood frame with later brick and block extensions.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 80 mpbs download, up to 20 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.

RESTRICTIONS ON USE OR COVENANTS: None known.

ASBESTOS/CLADDING: Cladding material unknown..

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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Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk