



**Nethergate House**  
**Clare, Suffolk**

**DAVID  
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# Nethergate House, Nethergate Street, Clare, Sudbury, Suffolk CO10 8NP

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.

A particularly fine example of a Grade I Listed early 16<sup>th</sup> Century residence, situated on one of Clare's most sought after roads. The property offers a wealth of original character and enjoys spacious generous living accommodation and stunning gardens with river frontage.

## A Grade I Listed early 16th Century home in one of Clare's finest locations.

Entrance into:

**GRAND RECEPTION HALL:** With a range of exposed beams, red brick fireplace with a cast iron log grate set upon a pamment tiled hearth with carved oak bressummer over. Stone tiled flooring and staircases leading to the first floor and rooms off. **Cloak's Cupboard** With built-in storage and a rear reception hall with door leading through to a further rear reception hall with door leading outside.

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

**SITTING ROOM:** A lovely and light reception room with outlook to the front aspect, fireplace with with cast iron grate set upon a pamment tile hearth with oak bressummer and mantel over, exposed beams and high ceilings.

**DINING ROOM:** Another charming reception room with high ceilings, exposed beams and cast-iron log grate set upon raised brick chimney with a herringbone brick hearth with oak bressummer and mantel over, enjoying an outlook across the garden. Plenty of space for a formal dining table and door leading to:

**KITCHEN/BREAKFAST ROOM:** A stunning bespoke fully fitted kitchen comprising units under granite worktop with Villeroy & Boch Butler sink inset. Aga cooker with dual hotplates. Integrated appliances include a secondary gas hob, separate NEFF double oven, dishwasher and pantry cupboard. Wine fridge, under counter fridge and drinks cabinet.

Plenty of space for dining table and chairs, door leading to the rear gardens, exposed beams, tiled flooring and staircase leading to the first floor and opening through to the:

**UTILITY ROOM:** With a further range of fitted bespoke cabinets providing further storage. Integrated appliances include microwave and full height freezer. Cupboard housing the boiler and hot water cylinder. Utility closet housing a washing machine and tumble dryer, heated towel rail and tiled flooring. Door leading outside.

### First Floor

There are two staircases leading off the Reception Hall that lead to the first floor.

**LANDING:** A split-level landing with a stunning carved oak balustrade structure with staircase leading to the second floor. Storage cupboards and rooms off:

**BEDROOM 5:** Situated off the right-hand staircase, a vaulted and beamed, triple aspect bedroom with views over the garden, located next to:

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**SHOWER ROOM:** Comprising a large tiled shower cubicle, vanity unit with WC, wash hand basin with storage underneath. Part-tiled walls and flooring with underfloor heating.

**BEDROOM 2:** A spacious double bedroom with wood panelling and cast-iron log grate set within fireplace, outlook to the front aspect and **En-Suite** comprising tiled bath with shower attachment over, large vanity sink, WC, heated towel rail and extensively tiled walls and flooring. A door leads through to **Dressing Room** with outlook to the front, range of built-in wardrobes and a door through to:

**BEDROOM 3:** Which can also be located off the main hallway. Another spacious double bedroom with generous ceiling height, outlook to the front and fireplace with pamment tiled hearth.

**BEDROOM 4:** A double bedroom with exposed beams.

**BEDROOM 6:** Another generous double bedroom with generous ceiling height, exposed beams, vanity sink and views across the garden.

**MASTER BEDROOM:** Located off the kitchen staircase. A stunning and spacious vaulted bedroom with exposed beams, fireplace with cast iron log grate, storage cupboard, outlook across the gardens and door opening to the lobby landing with staircase leading down to the Kitchen. Comprising a range of fitted wardrobes, exposed beams and door opening into a stunning **En-Suite** stylishly fitted with a freestanding roll top bath, walk-in double shower cubicle, his and hers vanity sink units, WC, heated towel rail, storage and roof windows.

## Second Floor

**BEDROOM 7 & STUDY:** A roof space currently split into two rooms forming primarily an office space through to an occasional bedroom or craft room.

## Outside

The property enjoys charming front gardens with areas of traditional lawn behind a chain-link fence with rose bushes notably on the pavement Nethergate House enjoys a plaquard installed from Clare Town Trail highlighting some of the finer properties within the town to tourists and visitors alike. Access to the rear of the property is located through the neighbouring side passageway with a gate leading via a pathway with a Right of Way into the stunning gardens which are compartmentalised into an area of formal garden with traditional lawn set adjacent a large paved dining terrace, leading down to a further area of lawn, with a large flower border on either side. Pathways lead through a delightful beech hedge to a further area of lawned garden, interspersed with a range of mature trees, flower beds, shrubbery and a decked jetty with a gate leading out to the River Stour.

**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. Telephone: 01284 763233.

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

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Timber Frame.

**COMMUNICATION SERVICES (source Ofcom):**

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

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**SUBSIDENCE HISTORY:** None known.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** A Deed of Grant is in place relating to Cloth House which covers the side access and a right for the owners of Cloth House to use the connecting door in the Hall to move furniture to or from the street.

**ACCESSABILITY ADAPTIONS:** None.

**FLOOD RISK:** None known.

**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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Approximate Area = 5034 sq ft / 467.7 sq m  
Including Limited Use Area(s) = 108 sq ft / 10 sq m  
Total = 5142 sq ft / 477.7 sq m

For identification only - Not to scale



Denotes restricted head height





