

DAVID  
BURR



# Chilton Lodge Farmhouse

Clare, Suffolk



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## Chilton Street, Clare, Suffolk

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A fully restored Tudor farmhouse with two-storey extensions in 2016 which have been skillfully integrated into the original house. The property boasts a range of original character complimented by modern luxuries and is situated in a quiet, edge of village location within a short drive to amenities, further benefits include large gardens, double cartlodge and a range of further outbuildings.



- Fully restored Tudor farmhouse
- Double cartlodge with office above
- Workshop and further outbuildings
- Mature private gardens
- Edge of village location
- Short drive to amenities

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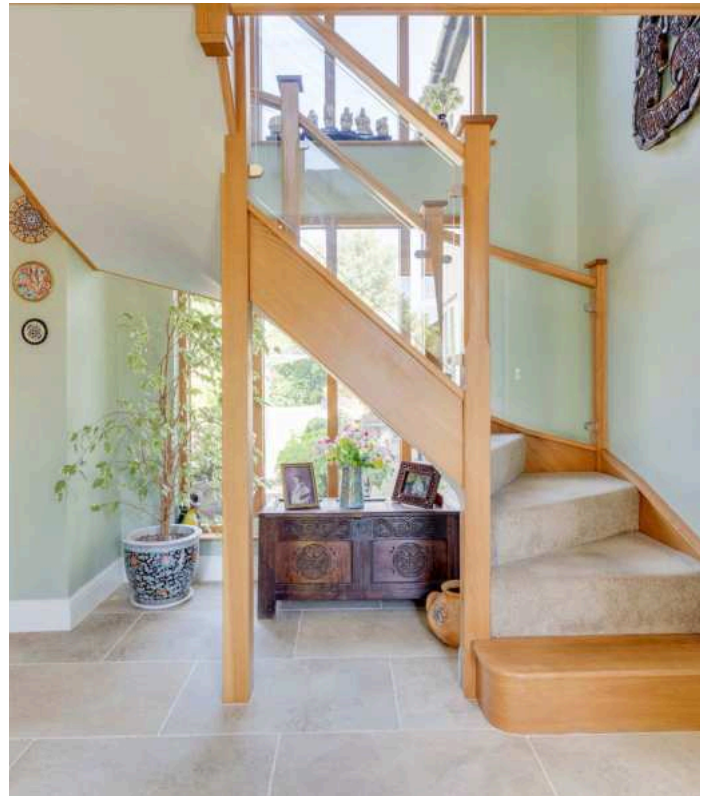






## INTERIOR

Entrance via an oak front door into the spacious and light HALLWAY with bespoke staircase leading to the first floor, outlook across the gardens, stone tiled flooring and door to KITCHEN/FAMILY ROOM comprehensively fitted with a range of Baker & Baker units under oak worktop with Belfast sink inset, central preparation island with oak units and granite pastry preparation area. Integrated appliances include a Rangemaster electric cooker, full height fridge and freezer, dishwasher and wine cooler. Stone tiled flooring with underfloor heating, window shutters and exposed beams opening into a generous Family Room with outlook across the gardens, bi-fold doors to the GARDEN ROOM featuring an oak-framed vaulted space with tiled flooring, underfloor heating and French doors leading out. STUDY HALL another charming space with plenty of space for a desk, ideally utilised as a study, with outlook to the rear with exposed beams. SITTING ROOM a charming reception room with high ceilings exposed oak beams, handmade oak flooring and fireplace with pamment tile hearth and log burning stove inset, double aspect views with mullion windows. FRONT HALL a Victorian addition with Gothic style windows and door leading out. DINING ROOM another charming triple aspect reception room with log burning stove set within a red brick fireplace with brick hearth, exposed beams. A generous INNER HALLWAY provides storage with several cupboards and a secondary staircase leads to the first floor. UTILITY ROOM with a further range of wall and base units under worktop with space and plumbing for a washing machine, tumble dryer and water booster. Stainless steel sink inset. REAR LOBBY with stone tiled flooring and door leading out. CLOAKROOM with WC, wash hand basin and tiled flooring.



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## INTERIOR

FIRST FLOOR LANDING AREA via the staircase off the Entrance Hallway with glazed opening windows to the front and rear with views across the gardens. Doors leading to the PRINCIPLE SUITE a generous, stunning vaulted oak-framed bedroom with picture window views across the garden, a range of built-in wardrobes, airing cupboard and an En-Suite comprising walk-in shower cubicle, roll-top bath, vanity sink unit, WC, heated towel rail, extensively tiled walls and flooring and window shutters. LINK BEDROOM with outlook to the front and rear, exposed beams and a door leading to the REAR HALLWAY with door to BEDROOM 2 a generous triple aspect double bedroom with mullion window and prior Planning Permission for the creation of an En-Suite Bathroom. Plans are available, please ask the agent. BEDROOM 3 another charming dual aspect double bedroom with exposed beams, mullion window, built-in wardrobes and airing cupboard. SHOWER ROOM comprising a tiled shower cubicle, vanity sink unit, WC, heated towel rail and partly tiled walls and flooring.



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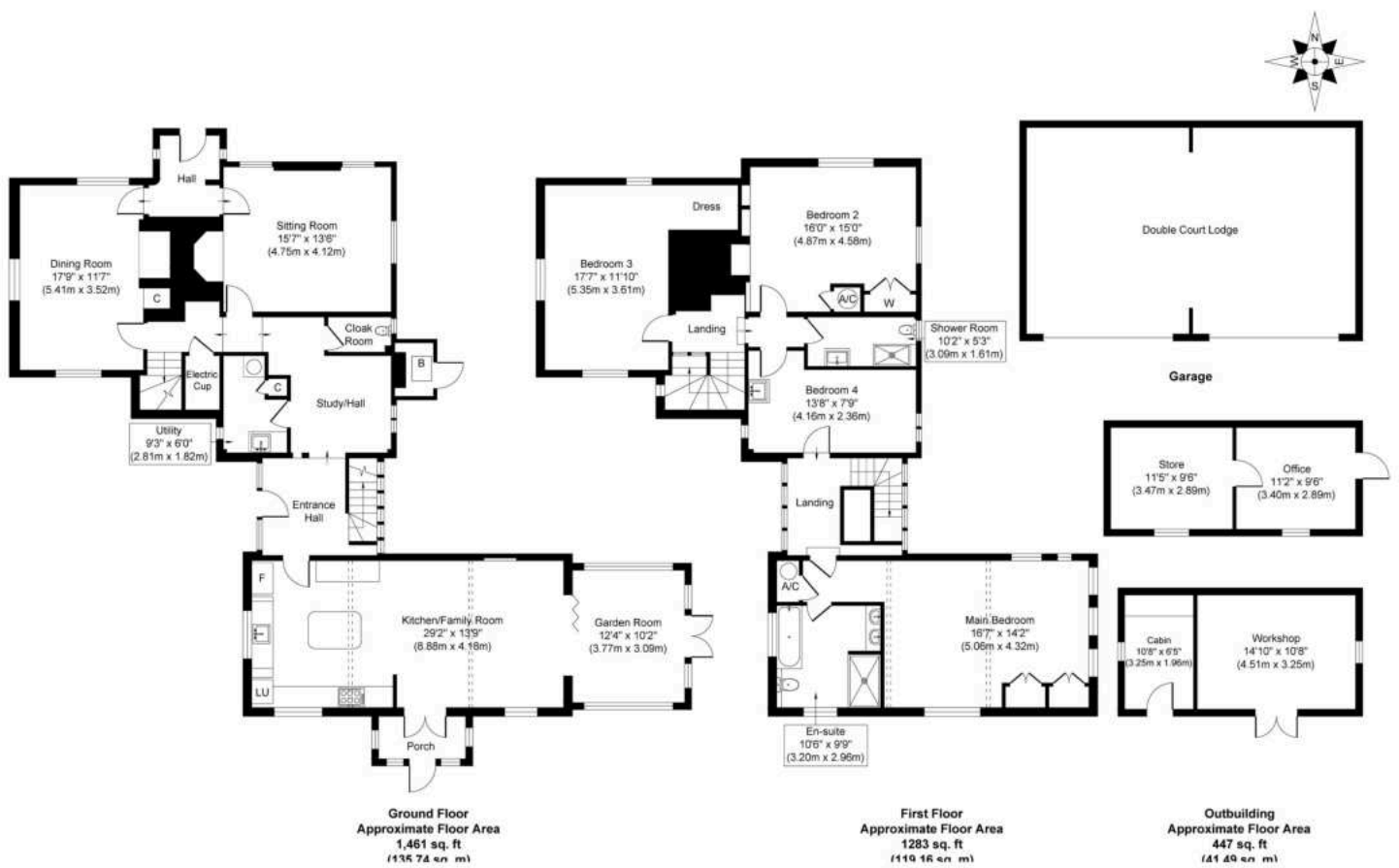
## EXTERIOR

The property enjoys a low-level retaining brick and flint wall with off-road parking space to the front and secure electric gates with opening into an expansive driveway with parking and turning for several vehicles, in turn leading to the DOUBLE CAR PORT with electric roller shutter doors and Home Office/Studio above. The property enjoys a range of outbuildings including a WORKSHOP, CABIN and STORAGE SHED. Situated above the Garage is a HOME OFFICE and STORAGE ROOM. The gardens are truly an asset to the property incorporating the property on all sides, with a large expanses of traditional lawn interspersed with mature flower beds, raised vegetable beds, mature and fledgling trees affording the property a great of privacy, situated directly off the Garden Room doors are steps leading up to a raised paved dining terrace enjoying the sunshine throughout the day with a pathway leading through to a oak-framed arbor with cedar shingled roof creating a charming seating area adjacent a flint outbuilding.





# Floorplan



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 magnificent St Peter and St Paul church. It is very well served for 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.



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

COUNCIL TAX BAND: E. £2,741.44 per annum.

PROPERTY POSTCODE: CO10 8QS.

TENURE: Freehold.

CONSTRUCTION TYPE:

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 18 mpbs download, up to 4 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 know.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: 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.

### AGENT'S NOTE:

Fully restored Tudor farmhouse carried out in 2016 with new two storey extension, skillfully integrated with the original house.

All new services incorporated with fully controllable heating system with wifi connection.

Solar giving over 6,250kwh per year, 832 kw to grid.

Water main booster pump giving full pressure to showers.

Split heating and water system.

Electric entrance gates.



Scan QR code for online details





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