



Thornton House
Clare, Suffolk

**DAVID
BURR**



Thornton 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 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.

A striking Grade II* Listed property situated on the outskirts of the town with idyllic river frontage to the rear and views across common land to the front. The property enjoys an abundance of character including Gothic windows, exposed beams, fireplaces and sits in a generous 0.85 acre plot adjoining the River Stour.

A striking Grade II* Listed property with idyllic river frontage within a generous 0.85 acre plot

Entrance into:

ENTRANCE HALL: A generous hallway with staircase leading to the first floor. Door to the rear and doors to **CLOAKROOM:** With WC and wash hand basin.

DINING ROOM: A generous reception room with high ceilings, exposed beams, Gothic windows with dual aspect views and a red brick fireplace with a log burning stove inset with a cast iron log grate set upon a brick hearth. Door to:

DRAWING ROOM: A stunning triple aspect reception room with Gothic windows to the front and rear, with French doors opening out. Decorative cornicing high ceilings and featuring a fireplace with a cast iron log grate.

SITTING ROOM: Another charming reception room with Gothic windows to the front and rear, exposed beams and featuring a log burning stove set upon a brick hearth with bressummer over. Door to:

KITCHEN/BREAKFAST ROOM: A comprehensive traditional country kitchen offering a range of handmade wall and base units under worktop with double sink inset. Appliances include an electric double oven and hob, undercounter fridge and dishwasher. Space within the fireplace for storage. A staircase leads up to the first floor, **Bedroom 4.** With storage cupboard beneath. Plenty of space for a breakfast table and chairs. Door to:

REAR HALLWAY: With door leading out and door to:

UTILITY ROOM: With fireplace housing the boiler, flint wall and space and plumbing for a washing machine and tumble dryer.

First Floor

LANDING: A generous landing with outlook to the front over common land. Two large linen closets and openings to the front passage providing access to:

BEDROOM 1: A generous master bedroom with built-in storage cupboard, dual aspect Gothic windows to the front and rear and a screened **Shower Area** comprising a tiled shower cubicle, vanity unit with his and hers sinks under granite worktop, WC, storage beneath and heated towel rail.

BEDROOM 2: A charming double bedroom with outlook to the rear and built-in wardrobe.

REAR PASSAGE: With doors to:

BEDROOM 3: Another charming light double bedroom with outlook to the front over common land.

JACK AND JILL BATHROOM: With panelled bath with shower attachment over, WC, pedestal sink unit, airing cupboard and door leading through to:

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BEDROOM 4: Another bedroom with outlook to the front over common land. A staircase leads down to the **Kitchen**.

GUEST HOUSE: The property also enjoys a charming and more recently renovated timber framed guest house, which is entered via a small hallway with door opening into an open-plan vaulted space with a range of exposed beams and featuring a log burning stove, upon a brick hearth. A staircase leads up to a first floor mezzanine area and off the hallway is located a Shower Room with tiled shower cubicle, WC, pedestal sink unit and an exposed flint wall.

Outside

The property is situated on the junction between Nethergate Street and Ashen Road with parking for the property accessed via Ashen Road by a pair of secure Suffolk Gates, opening into an extensive gravelled parking area, providing parking and turning for multiple vehicles. The gardens truly are an asset to the property, segregated into a variety of different areas to include a large Al Fresco dining terrace, vegetable garden, an expanse of traditional lawn interspersed with a range of mature trees, planting, seating areas, a charming **POTTING SHED** and large garden **MACHINERY STORE**. As you approach the foot of the garden, the area becomes more of a wildlife area with wildlife in abundance and seating areas and direct access 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: Wood frame.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: The property adjoins a river.

COALFIELD OR MINING AREA: None.

ACCESSABILITY ADAPTIONS: None.

COMMUNICATION SERVICES (source Ofcom):

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

Phone Signal: Yes.

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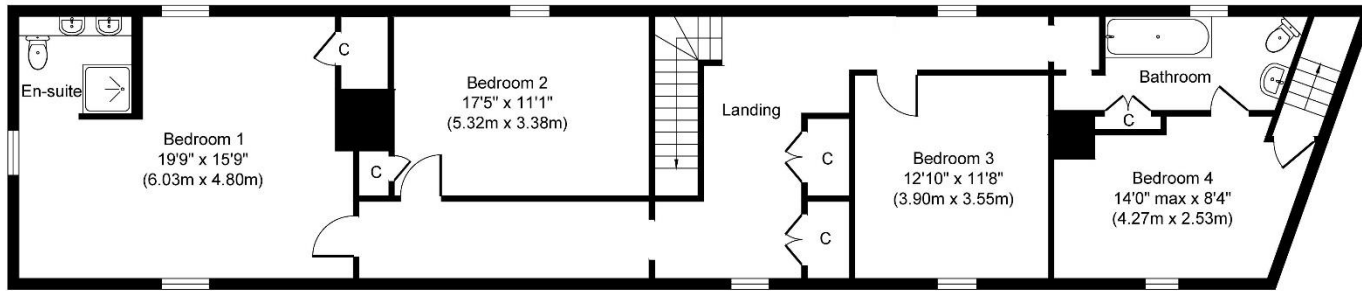
SUBSIDENCE HISTORY: None.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

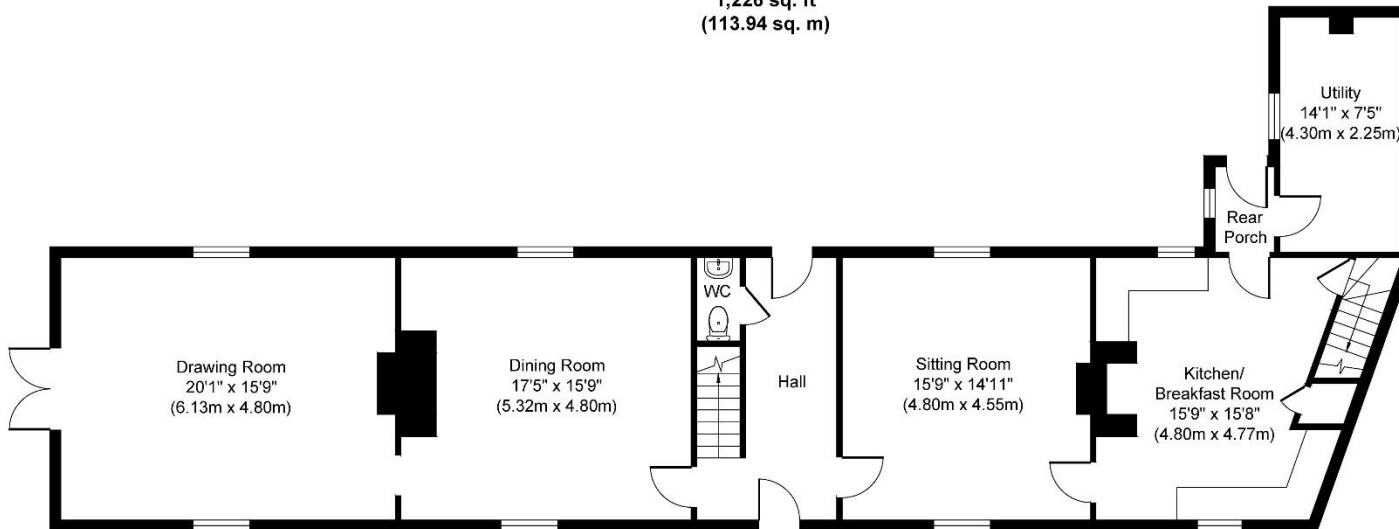
PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

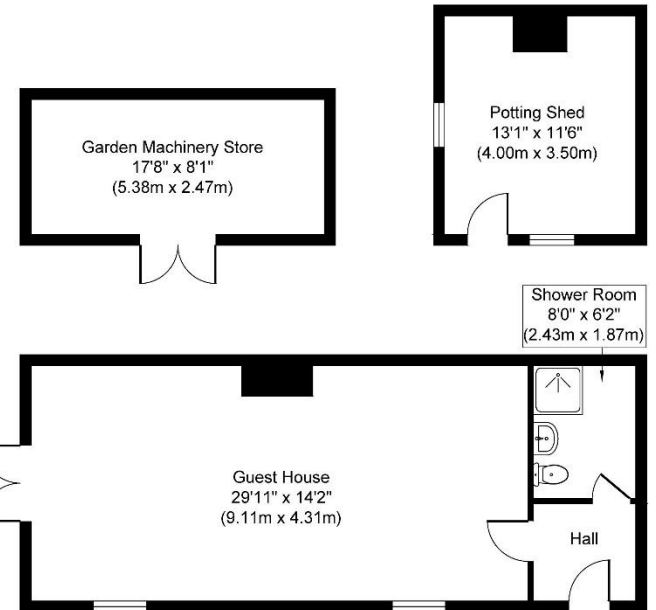
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First Floor
Approximate Floor Area
1,226 sq. ft
(113.94 sq. m)



Ground Floor
Approximate Floor Area
1,354 sq. ft
(125.81 sq. m)



Outbuilding
Approximate Floor Area
808 sq. ft
(75.04 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.

