



Well House  
Clare, Suffolk

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# Well House, Well Lane, Clare, Sudbury, Suffolk CO10 8NH

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 Wool Church. 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.

This prominent Grade II Listed five bedroom townhouse is situated in the heart of Clare backing onto the Country Park and Castle ruins. A substantial home with accommodation over four storeys with an award-winning contemporary extension with underfloor heating to the rear and wonderful landscaped gardens beyond.

## A substantial Grade II Listed townhouse with large contemporary rear extension backing onto Clare Country Park.

**ENTRANCE HALL** With original Suffolk pamment tiled flooring and painted stairs rising to the first floor.

**GALLERY/RECEPTION ROOM** A lovely light room with French doors opening to the front, large display window, stripped wooden flooring and smokeless fuel log burner. An opening leads through to the:

**HOME OFFICE** Another well-proportioned room with high ceiling, gas fireplace and window to the rear, door to hall.

**KITCHEN/DINING ROOM** A recently re-fitted Knight Country Kitchen comprising a range of wall and base units under Quartz worktop with double Porcelain sink inset, integrated appliances include a double cooker, fridge, freezer, wine keeper and dishwasher. Seated breakfast island and opening to the:

**GARDEN ROOM** A stunning room featuring oak flooring and bi-fold doors on two walls opening to the garden with a spectacular backdrop of Clare Castle ruins beyond.

**INNER LOBBY** Featuring a large cupboard space for coats and shoes, boiler, water softener and a glazed door opening to the courtyard. The property boasts storage space on every floor.

**UTILITY/SHOWER ROOM** Another recently re-fitted room with a further range of wall and base units under Quartz worktop with Porcelain sink inset. Integrated appliances include washing machine and tumble dryer.

**CELLAR** An excellent storage space comprising two rooms with a generous ceiling height, brick floors, crafted shelving, light, power and radiators.

### First Floor

The split level landing features a built-in bookcase, an understairs cupboard and double doors to:

**BEDROOM 1/SITTING ROOM** An elegant room featuring an open working fireplace with wooden mantel, exposed floor boards, shelved alcove to the side and large sash windows providing a pleasant outlook over Clare Market Square.

**BEDROOM 2** A lovely light room with high ceiling, extensively fitted wardrobes and outlook to the rear.

**BATHROOM** An impressive double aspect room featuring a marble floor, rooflight, WC, wash basin, corner bath, tiled shower cubicle and two heated towel rails.

### Second Floor

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**LANDING** With access to the attic with ladder and light and rooms off.

**BEDROOM 3** With a fitted wardrobe, heated towel rail and rooftop views to the front.

**BEDROOM 4** With outlook to the rear, storage in the loft and eaves and a heated towel rail.

**STUDY** With outlook to the front.

## Outside

The garden is an asset to the property being surprisingly large for such a central location in the heart of Clare, whilst enjoying the spectacular backdrop of Clare Castle ruins and the Country Park. There are various seating and dining areas with an extensive terrace flanking the extension leading down to large expanses of lawn, surrounded by mature beds and borders, trees and shrubs including flowering cherries, apple and fig. Part of the garden has been designed as a boules court with pergola and festoon lighting creating a tranquil and private entertaining area with an adjacent bespoke building ideal for use as a store room or office. There is a greenhouse, shed and vegetable garden and to the side of the property a delightful walled courtyard running alongside the kitchen. The property enjoys a right of way to Station Road.

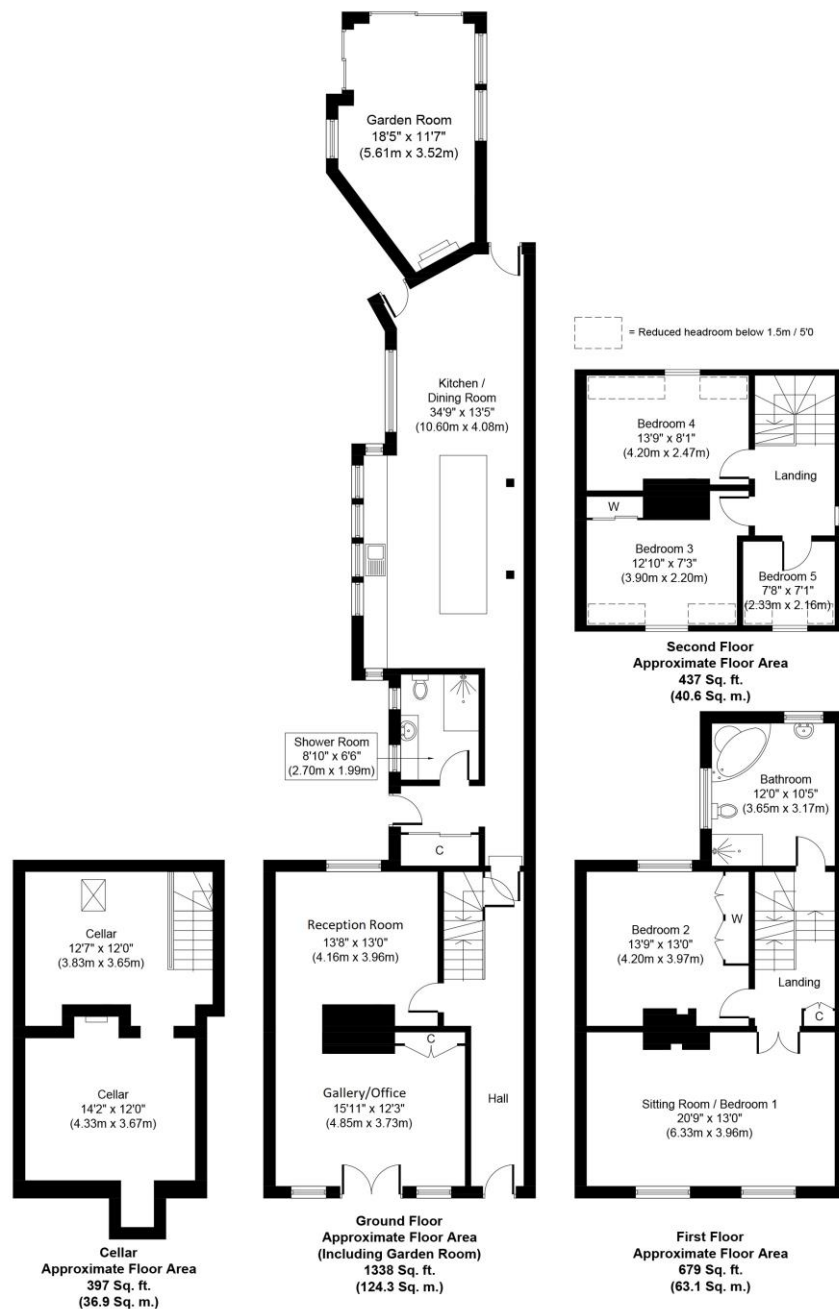
**SERVICES:** Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council – 01284 763233

**VIEWING:** Strictly by appointment through David Burr – 01787 277811.

**AGENTS NOTE:** Some photos are from a previous listing, please ask the agent for more information.





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.



