



Granny's Cottage
Clare, Suffolk

**DAVID
BURR**

Granny's Cottage, 22 High Street, Clare, Suffolk CO10 8NY

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 and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east.

This charming Grade II Listed detached cottage is situated in the heart of Clare overlooking St. Peter and St. Paul's church. The property has retained many original period features with exposed timbers and inglenook fireplaces complimented by a modern kitchen and bathroom with the added benefit of enclosed rear gardens and off-road parking.

A charming detached Grade II Listed cottage in the heart of Clare.

Entrance into:

ENTRANCE LOBBY With brick flooring in turn leading through to the:

SITTING ROOM A charming room featuring an attractive brick fireplace with wood burning stove and shelved alcove to one side, brick herringbone floor and exposed beams and views towards the church.

DINING ROOM Featuring an inglenook fireplace with log grate, exposed beams and outlook towards the church.

KITCHEN Extensively fitted with a range of units under wooden worktops with a Belfast sink inset. There is a large pantry cupboard providing storage, an electric four ring hob, space for a fridge/freezer and plumbing for a dishwasher, whilst a door leads to the rear.

STUDY/BEDROOM 3 A flexible room with cupboard under the stairs, external door to the rear, plumbing for a washing machine and a large cupboard which was formerly used as a cloakroom with plumbing still available.

First Floor

BEDROOM 1 A light double aspect room enjoying a stunning outlook towards the church.

BEDROOM 2 With large storage cupboard and outlook to the front.

DRESSING ROOM A useful area which could incorporate a single bed with double cupboard, in turn leading through to the:

BATHROOM Tastefully fitted with a white WC wash basin, tiled shower cubicle, panelled bath and cupboard.

Outside

The property sits in a prominent position in the heart of Clare on the High Street directly opposite St. Peter and St. Paul's Church. The rear garden is predominantly lawned with paved seating and dining areas and a variety of mature beds and borders, a useful timber shed and gate leading to the rear parking area with parking available for 1-2 vehicles.

SERVICES: Main drains, electricity and gas heating.

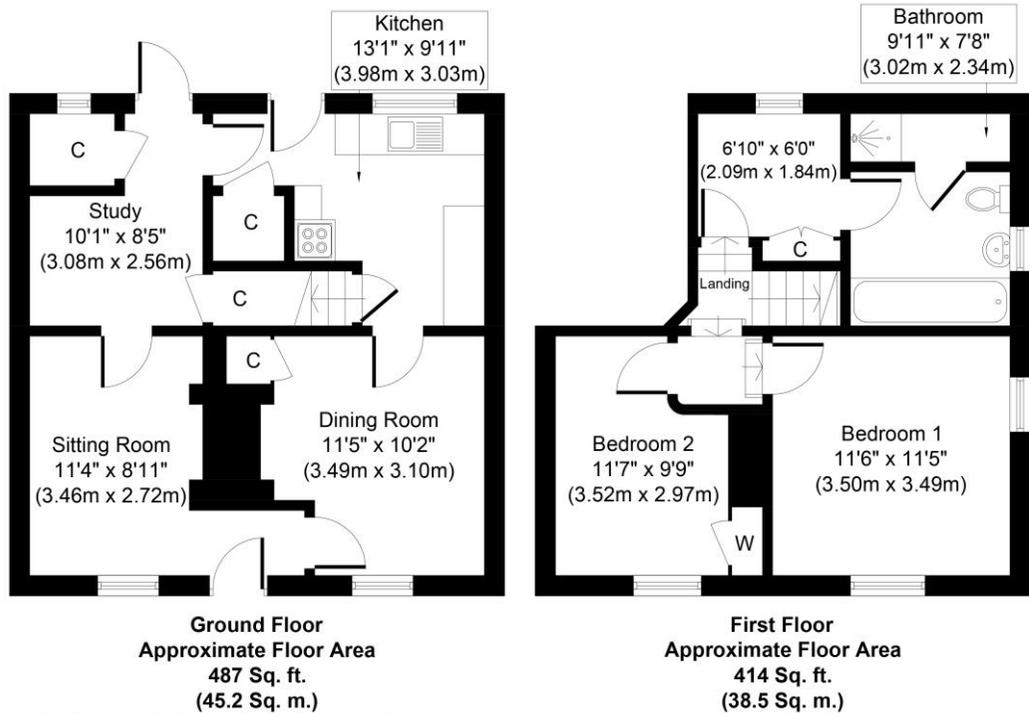
NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council – 01284 763233.

EPC RATING: N/A

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