



Offers In Excess Of **£350,000**

Great Beams, Clare, Suffolk



THE PROPERTY

Tucked away from the road in the heart of Clare, this enchanting Grade II listed cottage is brimming with charm and original character. With exposed beams, brickwork, and a wealth of period features throughout, it offers a perfect blend of history and everyday comfort.

The spacious kitchen/dining room forms the heart of the home, featuring shaker cabinetry, a butler sink, brick flooring, and a feature fireplace. The adjoining living room provides a warm and inviting retreat with a red brick fireplace and wood-burning stove.

Upstairs, the layout is uniquely arranged with two separate staircases leading to individual bedroom suites. One staircase accesses the vaulted principal bedroom with exposed timbers and a stylish en suite bathroom. The other leads to a second bedroom with sloping ceilings and its own shower room—ideal for guests, family or a home office.

Outside, the charming courtyard garden offers patio seating and a summerhouse, ideal for entertaining, relaxing, or use as a studio or workspace.

THE LOCATION

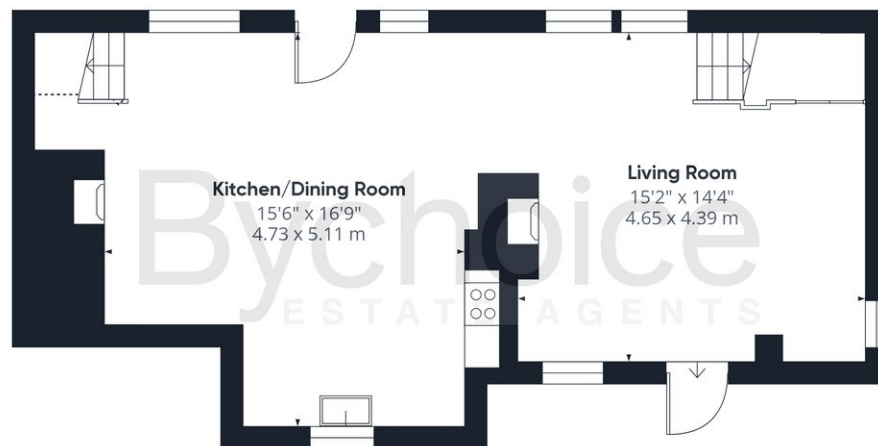
Clare is a thriving Suffolk market town full of heritage and charm. It offers a range of amenities including independent shops, cafes, schools and healthcare, all within a picturesque setting. The town's historic heart features timber-framed buildings and Clare Castle, enhancing its timeless appeal.

Clare Country Park, with riverside walks and green space, is just moments away. For wider amenities, Sudbury and Bury St Edmunds are within easy reach, making this an ideal location for those seeking countryside living with convenience.

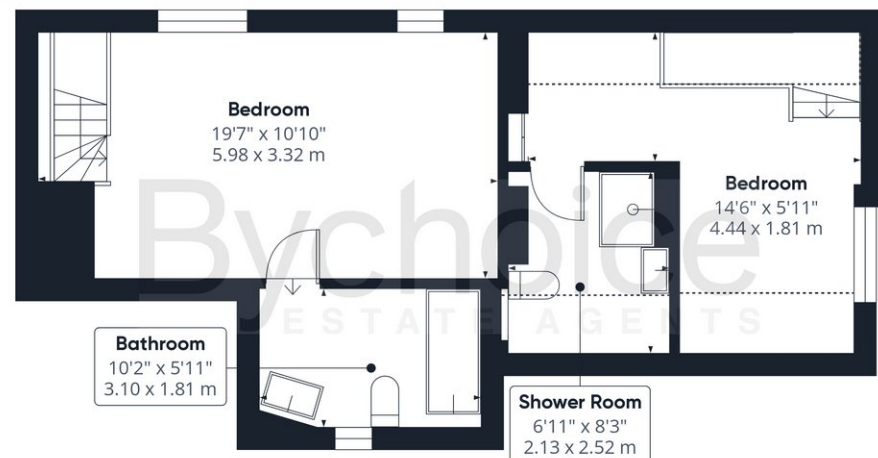








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

904.38 ft²

84.02 m²

Reduced headroom

64.02 ft²

5.96 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Council & Council Tax Band – Band C -West Suffolk Council

Tenure – Freehold

Broadband – Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely with EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Heating

Property Construction – Timber Frame, Lath + Plaster

Rights and Restrictions – Grade Two Listed, Rights of access for neighbours, Conservation area

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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