



HISTORIC GATEHOUSE ADJACENT TO THE CHURCH AND STOKE COLLEGE

The Lodge, 20 The Street, Stoke by Clare, CO10 8HR

bedfords.co.uk

Bedfords

ESTABLISHED 1966

The Lodge

20 The Street

Stoke by Clare

Sudbury CO10 8HR

- Clare 2.6 miles
- Sudbury 12 miles
- Bury St Edmunds 18.4 miles
- Cambridge 22.9 miles

STUDY/BEDROOM 2 | KITCHEN/DINING/SITTING ROOM |
CONSERVATORY | BEDROOM | BATHROOM

With origins dating back to 1815, this fascinating Lodge House is Grade II listed for being of historical or architectural significance. The property was built of brick and flint construction and is set beneath a terracotta/clay roof line with later twentieth-century additions to the eastern side. The property benefits from a stylish re-fitted kitchen, attractive Gothic-style windows and a fantastic outlook across to the church and the adjoining school grounds.

Entering from the south of the property, via the timber honeysuckle and rose covered, pillared porch is the reception hall/study with an open fireplace, tiled hearth housing a wood burning stove, with stripped pine flooring, this room is also used as an occasional second bedroom. The central portion of the cottage is set aside to kitchen/dining, again with stripped pine flooring and a modern-coloured Shaker units with a dark granite worktop with both base and wall storage, inset sink, induction hob with single Bosch oven below. The remainder of this room is set out as a sitting room, beyond which, through a lead glass door, is the apexed garden room, with parquet flooring enjoying views over both the cottage garden and the grounds beyond with the church to the left and the school dovecot to the right. From the kitchen there is a lobby with large storage area, giving access to both the bedroom and the bathroom with its white suite vanity basin with storage below, low-level WC, bath with shower above, and a curtained off utility area with plumbing and waste for washing machine.

HISTORIC GATEHOUSE WITH A WEALTH OF CHARM AND CHARACTER

Guide: £289,950 FREEHOLD



Outside

The grounds are a real feature of this home, is an imaginatively planted cottage garden, within which are pathways bordered by mature shrubs and planted for colour and interest throughout the year, including a fernery, hellebore woodland walk, as well as two horse chestnut trees. To the south-west aspect is a terrace looking to the church and its clocktower, as well as over the adjoining school grounds, in this part of the garden is a more formal area with box edged beds, seating and low fence border.

Completing outdoors is a useful garden shed/workshop and an external oil-fired boiler.

Agent's Note – whilst there is no parking on the property, it is readily available on the green in front.

Services

Mains drainage and electricity. Private water supply via Stoke College. Oil-fired heating. Council Tax band B – West Suffolk

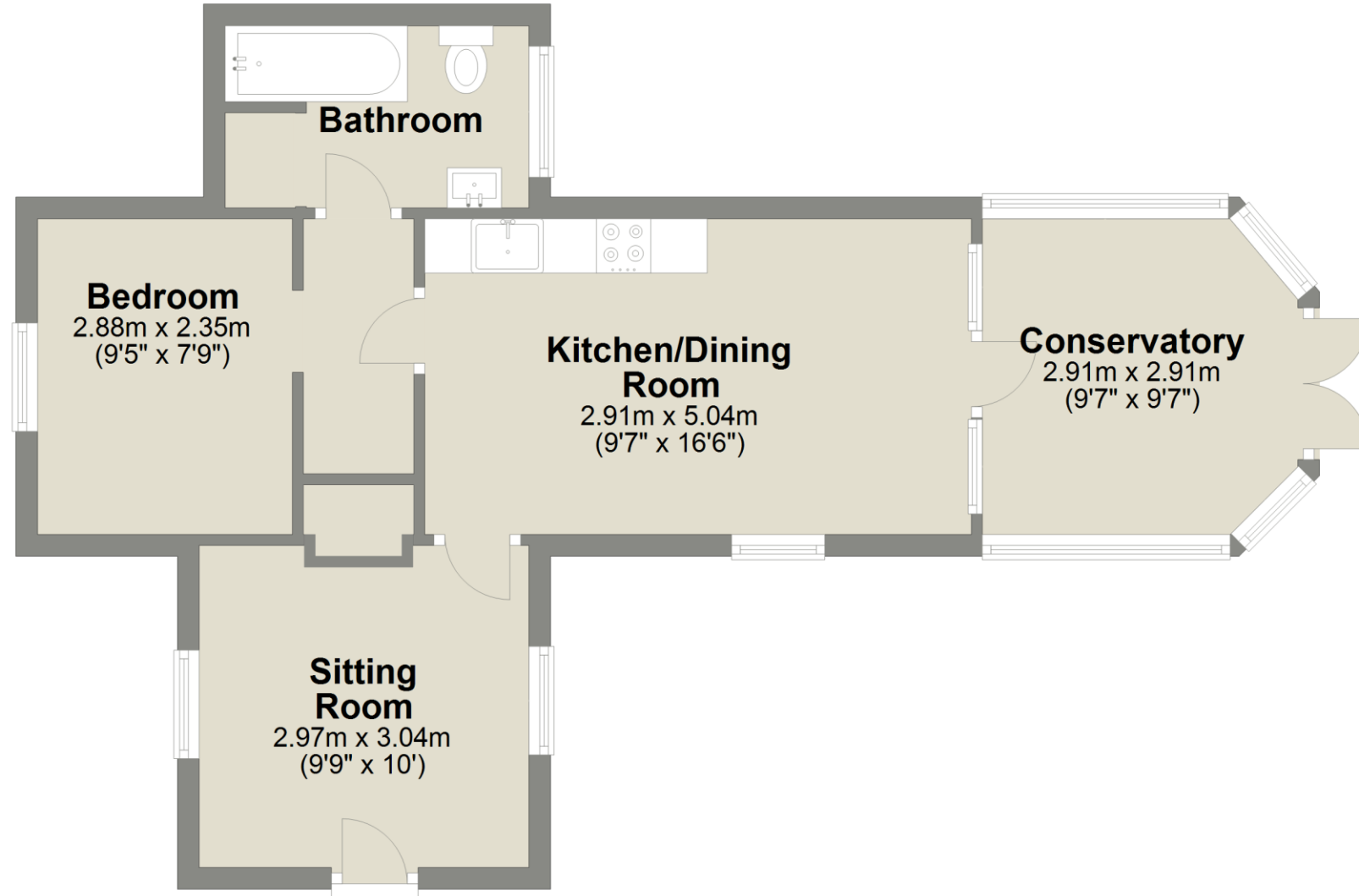
Location

Stoke By Clare is a small village centred around the main village green and has a shop/post office, public house, church and well-known Stoke College. It is situated a convenient distance south west of Clare which is a thriving small town, close to the Essex border in South Suffolk, dominated by the fine church. The surrounding market square and streets provide full and comprehensive shopping facilities usually found in larger market towns. The larger centres of Bury St Edmunds, Newmarket, Sudbury and Cambridge are all within convenient distance.



Ground Floor

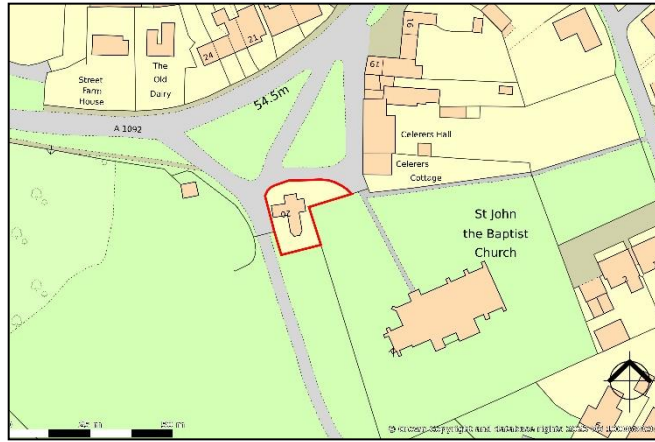
Approx. 47.6 sq. metres (512.7 sq. feet)



Total area: approx. 47.6 sq. metres (512.7 sq. feet)

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 errors, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to thier operability or efficiency can be given.

Plan produced using PlanUp.





Bedfords

ESTABLISHED 1966

15 Guildhall Street, Bury St Edmunds IP33 1QD | 01284 769 999 | BEDFORDS.CO.UK