



AN ATTRACTIVE, EXTENDED PERIOD COTTAGE WITH GARDEN AND STUDIO/OUTBUILDING

Anvil Cottage, Blacksmiths Hill, Stoke by Clare, Suffolk CO10 8FQ

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ESTABLISHED 1966

Anvil Cottage Blacksmiths Hill Stoke by Clare Suffolk CO10 8FQ

- Clare 3 miles
- Sudbury 11 miles
- Bury St Edmunds 19 miles

SITTING/DINING ROOM • INTEGRATED KITCHEN •
CLOAKROOM • 3 DOUBLE BEDROOMS • BATHROOM •
OUTBUILDING/STUDIO

Situated on the fringes of this well-regarded village, Anvil Cottage is an attractive period home, built of traditional construction with colour-washed, rendered elevations under a slate roofline.

The property has been subject to considerable improvements in recent years, with the addition of a two-storey wing which cleverly complements the original characteristics and proportions with contemporary nuances and more comfortable living space.

The property extends to around 900ft² arranged over two floors, with a high degree of natural light throughout, comprising an open front porch leading into an open-plan living area with exposed ceiling timbers, whilst being divided into a sitting room with exposed red-brick chimney, housing a wood-burning stove. The dining area leads from the sitting area, with door and window to the north-east to the garden, and an attractive original staircase leading to the first-floor.

The modern kitchen is well-equipped with underfloor heating and fitted with matching base and eye-level units with preparation worktop, integrated appliances, including double oven, Belfast sink with instant hot water tap, fridge/freezer, dishwasher and washing machine. There is also a ground-floor WC.

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Guide: £400,000 (Freehold)



On the first-floor are three good-sized bedrooms, served by a new modern bathroom, featuring a P-shape bath with screen and shower over, vanity wash basin with WC with concealed cistern, bluetooth audio mirror and in-wall toothbrush charger.

Outside, the rear garden provides a private oasis, complete with a spacious patio ideal for al fresco dining and entertaining. Steps lead up to the lawn, and a pathway leads to a versatile outbuilding, offering potential for various uses thanks to its insulation, power, and lighting.

Outside

Anvil Cottage is approached from the village lane onto a gravelled driveway via 5-bar gates, providing parking for numerous vehicles and turning space. The rear garden enjoys a good deal of privacy, with large terrace seating area, leading up to a lawned garden, with path leading to raised beds and brick-built garden outbuilding/studio – providing useful opportunity to create separate workspace (power, lighting and insulating installed).

Services

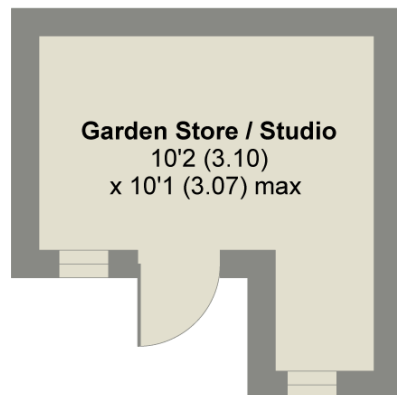
Mains water, drainage and electricity • Oil-fired heating • Council Tax – West Suffolk -Band 'C' • Conservation area • EPC 'D' • Broadband: Ofcom suggest Superfast 35Mb • Mobile: Ofcom suggest all providers likely.

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.

What3words: tolls.tides.guidebook

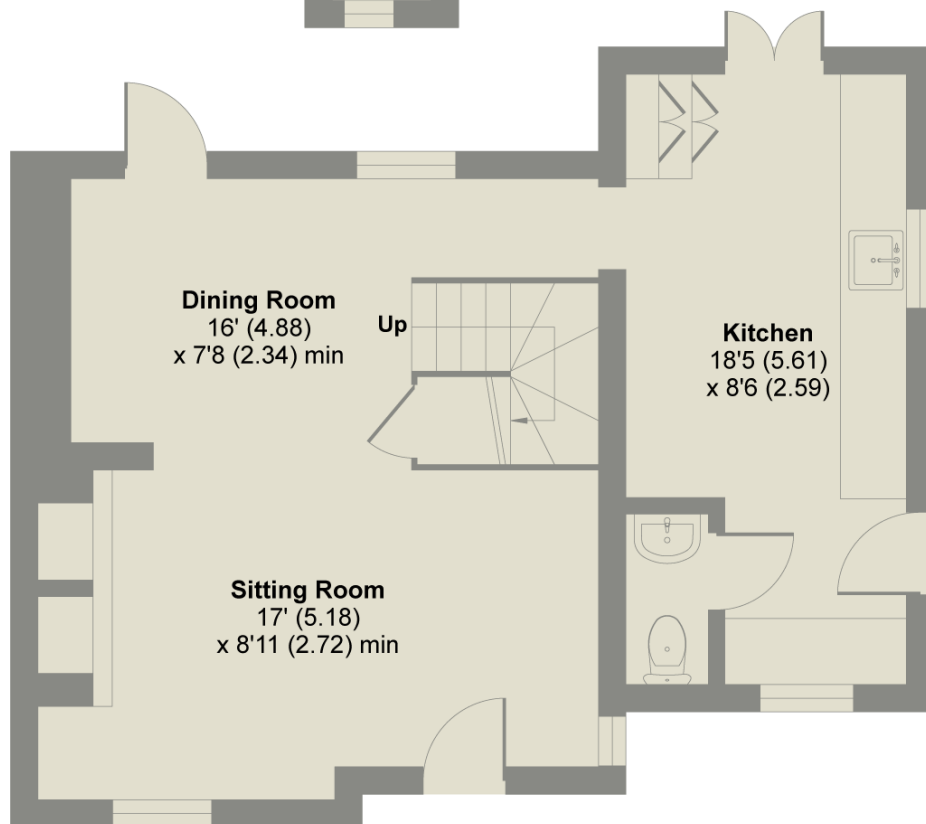




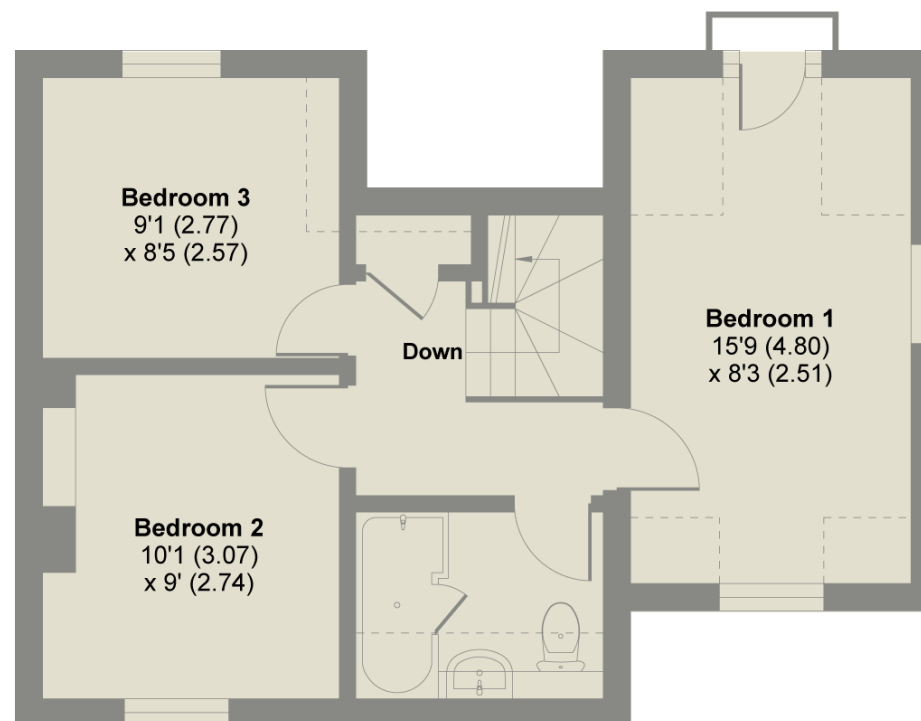
Approximate Area = 843 sq ft / 78.3 sq m
 Limited Use Area(s) = 55 sq ft / 5.1 sq m
 Garden Store / Studio = 77 sq ft / 7.1 sq m
 Total = 975 sq ft / 90.5 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR







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