



**CHARMING GRADE II LISTED TERRACED COTTAGE**

Monks Rest, 19 The Street, Stoke By Clare, Suffolk, CO10 8HR

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**Bedfords**

ESTABLISHED 1966

# Monks Rest

## 19 The Street

### Stoke By Clare

#### Suffolk

#### CO10 8HR

- Lavenham 13.2 miles
- Stansted Airport 21.1 miles
- Long Melford 9.7 miles
- Bury St Edmunds 18.4 miles

| SITTING ROOM | DINING ROOM | KITCHEN | ONE BEDROOM | LANDING/BEDROOM/DRESSING AREA | BATHROOM | ATTIC ROOM | PARKING |

#### The property

This charming Grade II listed property is situated in the heart of the sought-after village of Stoke by Clare, close to the independent school and nursery, Stoke College.

Front door leading to the sitting room which is double-aspect with exposed timbers and beams, the brick chimney houses the inset multi-fuel burner, staircase rises to the first-floor with storage cupboard under. The dining room with window to the front-aspect has exposed timbers and beams, brick flooring, fireplace (not used), and open studwork leading to the kitchen, with a range of floor units with worktop over, inset sink, integrated electric oven, 4-ring hob with extractor over, and integrated fridge, space and plumbing for washing machine and cupboard house the hot water cylinder. French doors open to the beautiful cottage garden.

On the first-floor is a landing/bedroom/dressing room, this spacious room has exposed timbers, window to the front-aspect, and stairs leading to the attic room and door to the bathroom. The bathroom is fitted with a rolled-topped bath and shower attachment over, high-level WC, wash hand basin and heated towel rail. The double-aspect main bedroom has exposed timbers and brick chimney breast.

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**Guide: £299,995 FREEHOLD**



## Outside

The partially walled southerly cottage-style garden with lawn, mature trees and shrubs also has a terraced dining area with power closeby.

There is a garden shed. Parking available to the front of the property.

## Services

Mains water, electricity and drainage connected. Electric heating.

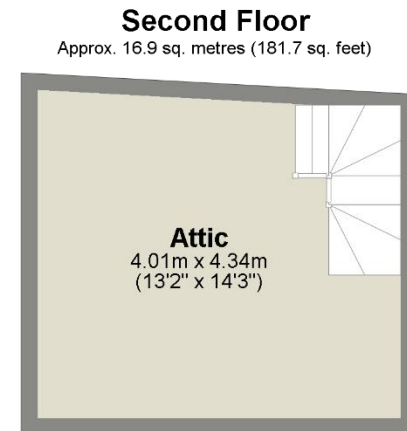
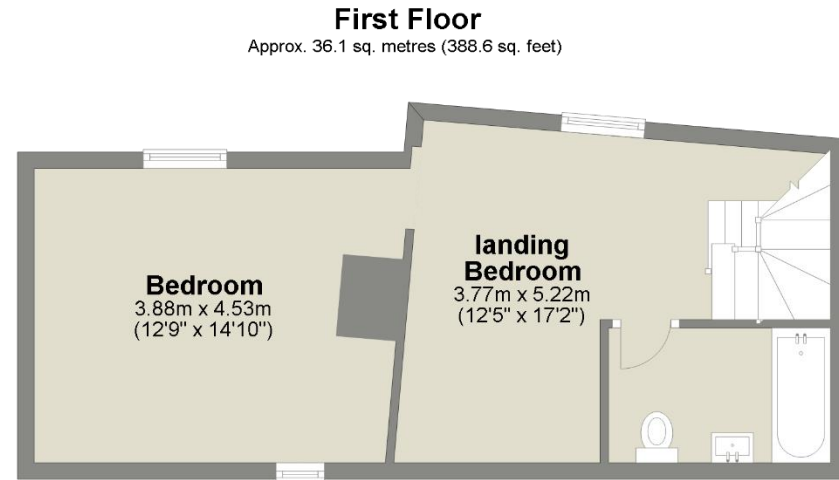
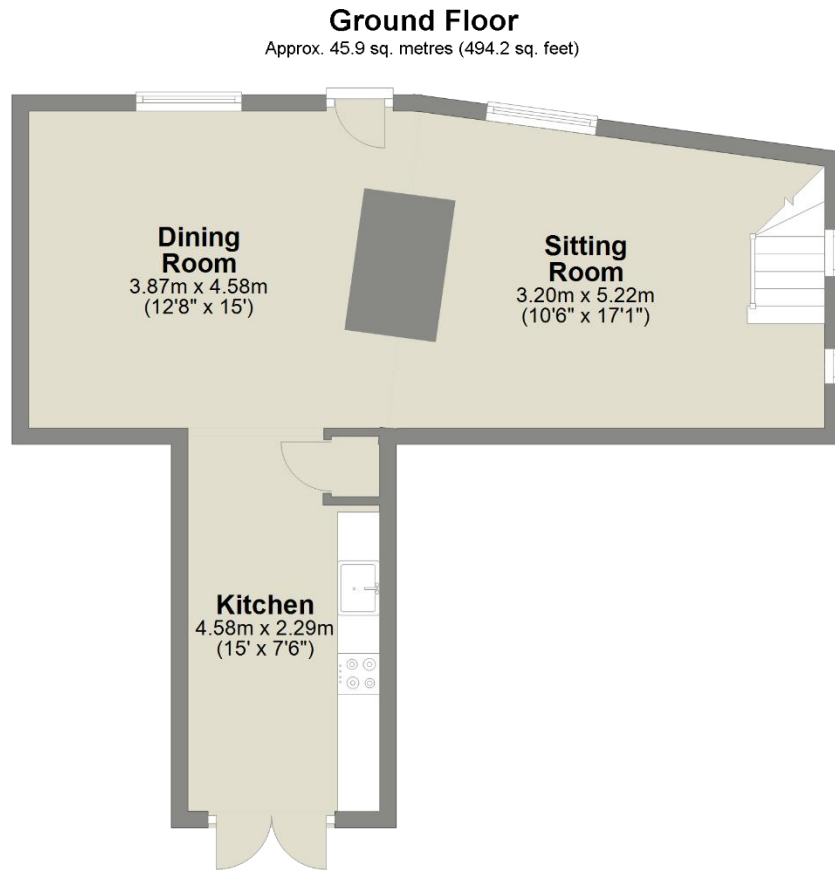
Council tax band C.

## 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.

**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.





**Total area: approx. 98.9 sq. metres (1064.4 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 mis-statement. 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 their operability or efficiency can be given.  
Plan produced using PlanUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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