



**THE MILL HOUSE**  
Stoke By Clare

Carter Jonas



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## THE MILL HOUSE, THE STREET, STOKE BY CLARE, SUDBURY, SUFFOLK, CO10 8HR

- Cambridge - approx. 21 miles
- Suffolk Coast - approx. 35 miles
- Colchester - approx. 24 miles

Around 2,000 sq.ft of accommodation • Ample driveway parking • Beautiful established gardens • Idyllic positioning • Useful array of outbuildings • Popular Suffolk village • EPC rating D

### DESCRIPTION

An idyllically positioned and well-presented four bedroom detached converted barn boasting a peaceful and scenic setting. The accommodation measuring around 2,000 sq.ft offers versatility and is well-proportioned including an entrance porch, two reception rooms, kitchen/breakfast room, utility room, cloakroom, four bedrooms and two bathrooms. Externally enjoying ample gated driveway parking, a detached double garage, workshop, summer house and wonderfully presented established gardens.

Entering into the entrance porch that leads to the large dining room with French doors leading to the rear garden terrace. The large sitting room with a vaulted ceiling offers a double aspect with an inset wood burning stove. The kitchen/breakfast room offers ample dining space and appliances including a double oven, hob and dishwasher. The utility room offers space and plumbing for appliances and a door leading to the rear garden. There are three ground floor bedrooms, a cloakroom and a bathroom.

On the first floor is the master bedroom with a large fitted wardrobe and an ensuite with a shower cubicle, bath, vanity sink unit and WC.

**AN IDYLLICALLY POSITIONED AND WELL-PRESENTED FOUR BEDROOM DETACHED CONVERTED BARN BOASTING A PEACEFUL AND SCENIC SETTING.**





## OUTSIDE

The property is approached through a 5 bar timber gate opening to the substantial gravel driveway that in turn leads to the outbuildings and double garage, both of which have power. The garden is in sections with the rear section almost exactly south-facing. The ground are predominately lawned with a wonderful selection of established trees, shrubs and plants. The summer house is positioned on the east-boundary looking into the garden.

## LOCATION

The property is located on the outskirts of Stoke by Clare, the village provides a village pub, community store, post office, nursery school and Stoke College, which is an independent private school catering for the ages of 3 through to 16. The village is thriving with a Church, village hall, tennis club, bowls club with more extensive facilities nearby in the historic village of Clare. Audley End Station offers a mainline service to London, being about 17 miles away with trains to Liverpool Street taking around an hour. Cambridge is around 21 miles away.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Oil fired central heating. Mains water, drainage and electricity

**Local Authority:** West Suffolk District Council

**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330







**Ground Floor**  
Approximate Floor Area  
1,548 sq. ft.  
(143.8 sq. m.)

**First Floor**  
Approximate Floor Area  
395 sq. ft.  
(36.7 sq. m.)

**Outbuilding**  
Approximate Floor Area  
964 sq. ft.  
(89.5 sq. m.)

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 error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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