

DAVID
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Moonstone

Clare, Suffolk

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Folly Road, Chilton Street, Clare, Suffolk CO10 8RR

This substantial detached unlisted barn conversion is situated in a peaceful, semi-rural location on the outskirts of the popular and sought after market town of Clare. The property, which was converted in 2002, offers spacious and flexible living accommodation with a range of character features complimented by more modern luxuries and benefits from a range of useful outbuildings including a home office, store and garage. The property is approached via a private driveway and is set within 0.72 of an acre.



- Substantial detached unlisted five bedroom barn conversion
- Situated in a peaceful, semi-rural location on the outskirts of the popular and sought after market town of Clare
- Spacious and flexible living accommodation
- Character features complimented by modern luxuries
- Range of useful outbuildings including a home office, party barn, store and garage
- Private driveway
- In all about 0.72 acres.



INTERIOR

Entrance into RECEPTION HALL an impressive and welcoming entrance to the property with vaulted ceilings with exposed timbers and brickwork leading into the GALLERIED DRAWING ROOM this impressive room centers around a double-sided brick fireplace with a log burning stove and character features continue with exposed timbers and flint walls with full height windows and double doors opening onto the rear terrace. FAMILY ROOM featuring a brick fireplace with log burning stove with exposed timbers and flint walls. KITCHEN/BREAKFAST ROOM the hub of the home, the custom Knights Country Kitchen has been extensively fitted with a stylish range of shaker-style wall and floor units under stone worktops with Belfast sink inset. High quality appliances include a double Aga with dual hotplates and four ring hob set into the chimney recess, with decorative tiled splash backs, space for an American-style fridge/freezer and plumbing for a dishwasher. A large central preparation island offers a wonderful space to entertain. There is also a walk-in shelved larder. Double doors open onto the rear garden. UTILITY ROOM fitted with a further range of units under worktops, water softener and space and plumbing for a washing machine, space for a tumble dryer. CLOAKROOM with WC, wash hand basin and ceramic tiled floor. REAR HALL with stairs to the first floor with cupboard under. Door to BEDROOM 4 a double aspect room with exposed timbers and pleasant outlook over the rear garden. BATHROOM stylishly equipped with a white suite comprising WC, vanity sink unit, roll top bath with shower attachment over, tiled shower cubicle, heated towel rail and a range of storage cupboards. STUDY/BEDROOM 5 with an attractive flint wall, enjoying a pleasant outlook to the front and side.



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Telephone 01787 277811
Email clare@davidburr.co.uk



INTERIOR

FIRST FLOOR

GALLERIED LANDING overlooking the Drawing Room and featuring exposed timbers and a linen cupboard. MASTER BEDROOM approached via a Dressing Area with custom wardrobes. This light, triple aspect room enjoys superb views over open countryside and features exposed timbers. En-Suite comprising a white suite with WC, vanity sink unit, double shower cubicle and a heated towel rail. BEDROOM 2 with exposed timbers and access to the loft space. BEDROOM 3 of double aspect with exposed timbers. BATHROOM fitted with a white suite comprising a WC, vanity sink unit, panelled bath with shower over, heated towel rail, airing cupboard and exposed timbers.



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EXTERIOR

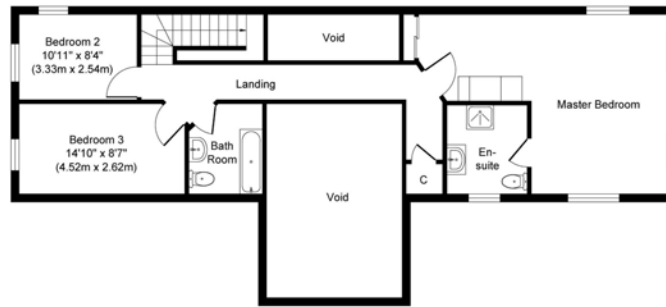
The property is approached via a sweeping gravel driveway abutting open fields, leading to an extensive parking area and GARAGE. The front gardens are mostly lawned with mature beds and borders with access via either side of the property to the rear. The rear gardens are enclosed by the various outbuildings and have been landscaped for low maintenance and summer entertaining with a variety of paved terraces, interspersed with raised flower beds and borders. The property benefits from an extensive range of outbuildings as follows:

PARTY BARN finished to a very high standard with light and power connected. OFFICE newly renovated offering a great space away from the house to work, power connected. STORE/WORKSHOP. Currently used for storage.

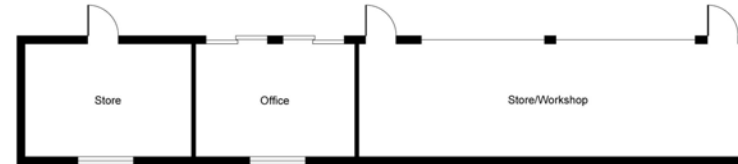
In all about 0.72 acres.



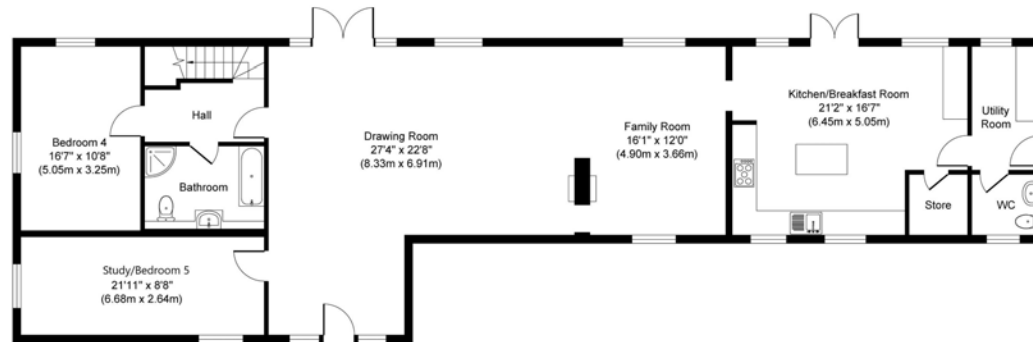
Floorplan



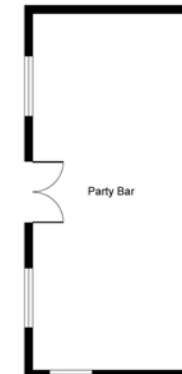
First Floor
Approximate Floor Area
897 sq. ft
(83.35 sq. m)



Outbuilding
Approximate Floor Area
635 sq. ft
(59.00 sq. m)



Ground Floor
Approximate Floor Area
1823 sq. ft
(169.42 sq. m)



Outbuilding
Approximate Floor Area
447 sq. ft
(41.62 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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Clare, Suffolk

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St. Peter and St. Paul Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.



Material Information

SERVICES: Mains water and sewage treatment plant. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: G. £3,919.12 per annum.

PROPERTY POSTCODE: CO10 8RR.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 76 mpbs download, up to 20 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

RESTRICTIONS ON USE OR COVENANTS: A right exists for the neighboring property to access with notice the property in terms of maintenance to services, water pipes, electricity, pipes and cables laid on or under the Property (b) the right to enter onto the Property upon giving reasonable notice except in the case of emergency for the purpose of repairing maintaining renewing or replacing the said pipes and or cables and to break up the surface of the Property for that purpose causing as little damage as possible and making good all such damage caused (c) to enter onto the Property upon giving reasonable notice except in the case of emergency for the purpose of repairing maintaining renewing or replacing any walls fences or other structures adjoining the boundary. A restriction is in place with regard to contains a provision as to light or air and a provision relating to the creation and/or passing of easements

ASBESTOS/CLADDING: None Known

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Scan QR code for online details



Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk