

The word "oakheart" is written in a white, lowercase, serif font, positioned in the upper right corner of the image. The background of the entire image is a photograph of a large, two-story stone house with a yellow door and white columns, set in a suburban street with other houses and trees.

oakheart

£1,300,000

Offers In The Region Of
Nethergate Street, Clare

A truly exceptional and historically significant Grade II listed residence, The Old Court is an important period property occupying a highly regarded position on Nethergate Street in the sought-after Suffolk town of Clare. Formerly serving as the town's police station and court, the property retains its original police cells and offers a remarkable combination of historic character, substantial accommodation and outstanding versatility.

The principal house is approached via a welcoming entrance hall and provides an impressive range of accommodation arranged over two floors. The ground floor includes a generous living room, formal reception room, dining room, study, store and laundry room, together with a well-appointed kitchen and

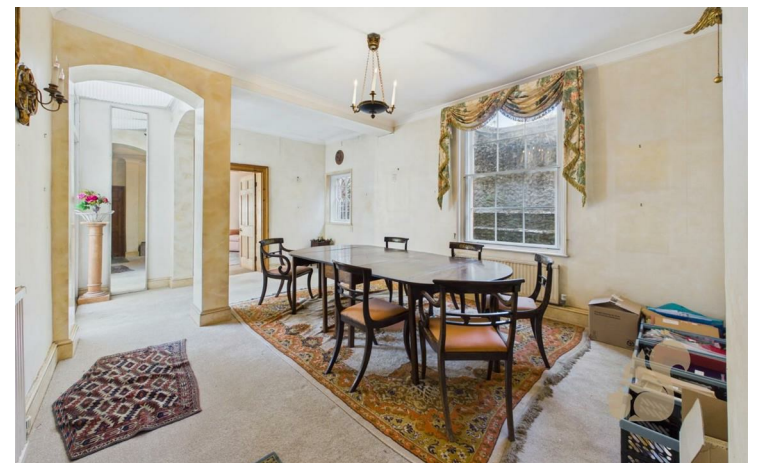
separate breakfast room. The arrangement provides excellent space for both family life and entertaining, with numerous reception areas allowing the accommodation to be adapted to individual requirements.

A particularly notable feature of The Old Court is the historic former police cells, which remain within the property and provide a fascinating insight into its former civic use.

The first floor of the main house provides four substantial bedrooms, together with bathroom facilities. The rooms are well proportioned and offer considerable flexibility, with the property retaining a wealth of character

throughout.

The first floor of the principal house provides four generously proportioned bedrooms, together with bathroom facilities. The accommodation offers excellent flexibility for family living, entertaining and working from home, whilst retaining the character and individuality expected of a property of this age and importance.











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GLA[®]
481.7 m²
5184.92 ft²

Total
481.7 m²
5184.92 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

..... Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft
are excluded

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
G

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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