



## **RATS CASTLE**

Belchamp St Paul, Essex

**Carter Jonas**

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## **RATS CASTLE, HICKFORD HILL, BELCHAMP ST PAUL, ESSEX, CO10 7DW**

- Clare 1.5 miles
- Long Melford 7 miles
- Bury St Edmunds 18 miles
- Cambridge 26 miles

Entrance lobby/boot room • Kitchen/dining room  
Sitting room • Garden room • Principal bedroom  
(ensuite shower) • Bedroom 2 (with ensuite bathroom)  
Gardens • Rural views • Quiet location

### **DESCRIPTION**

Believed to date back to the early 1800's, Rats castle, formerly a sluice gate cottage, adopts a quiet and peaceful position, whilst being a matter of minutes away from the popular village of Clare. The property has not seen the market for over 30 years and offers an exciting opportunity for prospective purchasers. The spacious property offers, an entrance lobby/boot room, through to a sitting room, which links well to the kitchen/dining room fitted with cooker, appliances and ample worktop space, with the dining room having french doors opening out to the gardens, a further garden room adopting captivating rural views over undulating countryside, a principal bedroom with ensuite shower room and a further bedroom with ensuite bathroom.

### **OUTSIDE**

Set in a unique location, the property sits proudly in bliss isolation, with grounds mainly laid to lawn, which meanders down to the river Stour. A large stable block offers the option of home office/holiday let, with a further double garage.

**A LARGE FLINT & BRICK BUNGALOW, OFFERING WONDERFUL ONWARD POTENTIAL, SET IN A STUNNING REMOTE LOCATION WHILST ONLY BEING A STONES THROW FROM THE VILLAGE OF CLARE.**



## LOCATION

Adopting a completely remote location, Rats Castle is unexpectedly only a 1.5 miles to Clare, which 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 Church. It is very well served for a town of its size with a range of everyday facilities including doctors, shops, pubs, restaurant and both primary and secondary schooling. The market town of Sudbury, with its branch line commuter service to London's Liverpool Street, lies 8 miles to the east or, alternatively, direct services run from Audley End. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 24 miles to the west.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Oil fired central heating, mains electric and water. Private drainage.

**Local Authority:** Braintree District Council

**What Three words:** ///lushly.lights.spiking



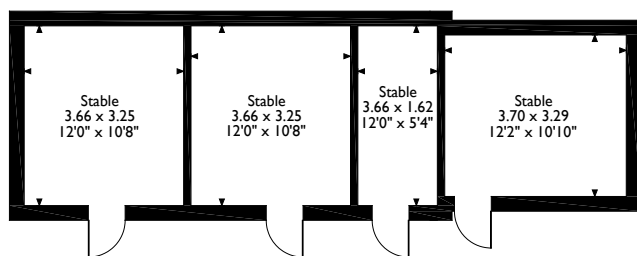
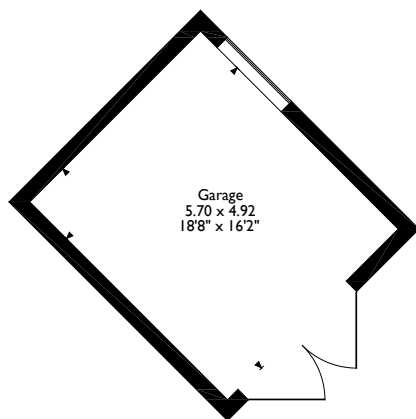
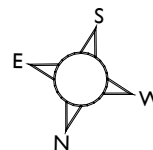
Rats Castle, Hickford Hill Belchamp St. Paul, Essex

Approximate Gross Internal Area  
Main House = 105 Sq M/1130 Sq Ft

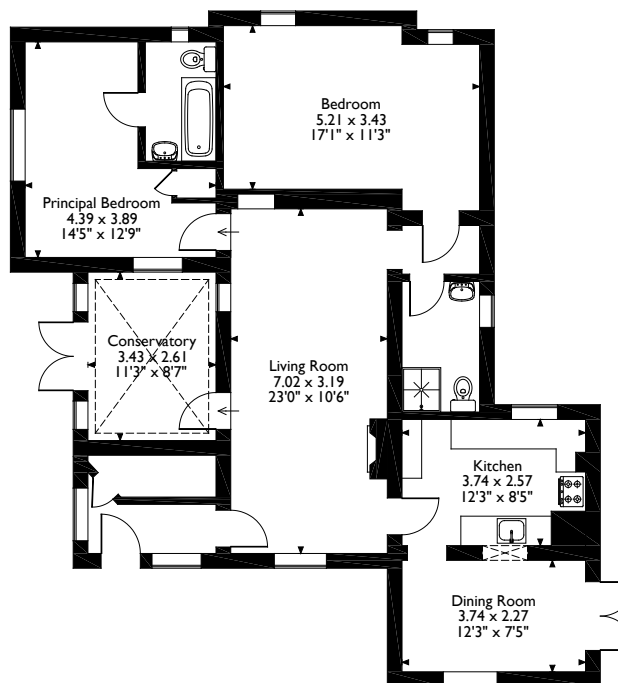
Garage = 28 Sq M/301 Sq Ft

Outbuilding = 43 Sq M/463 Sq Ft

Total = 176 Sq M/1894 Sq Ft



**Outbuilding**



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Long Melford

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, CO10 9LQ

**carterjonas.co.uk**

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