



RATS CASTLE
Belchamp St Paul, Essex

Carter Jonas

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 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.

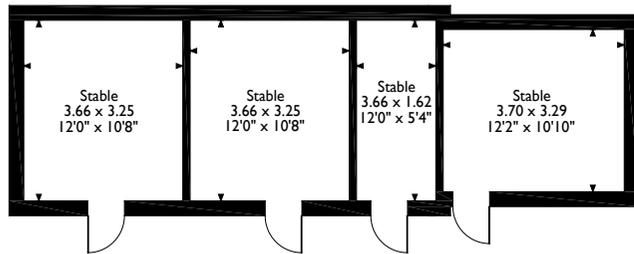
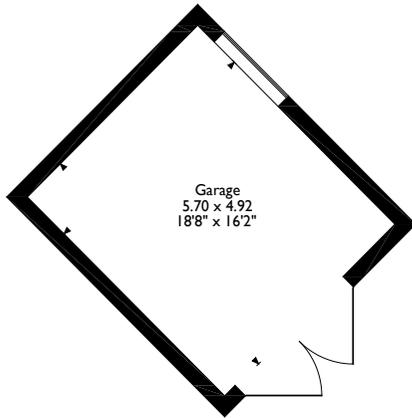
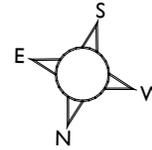
Local Authority: Braintree District Council

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

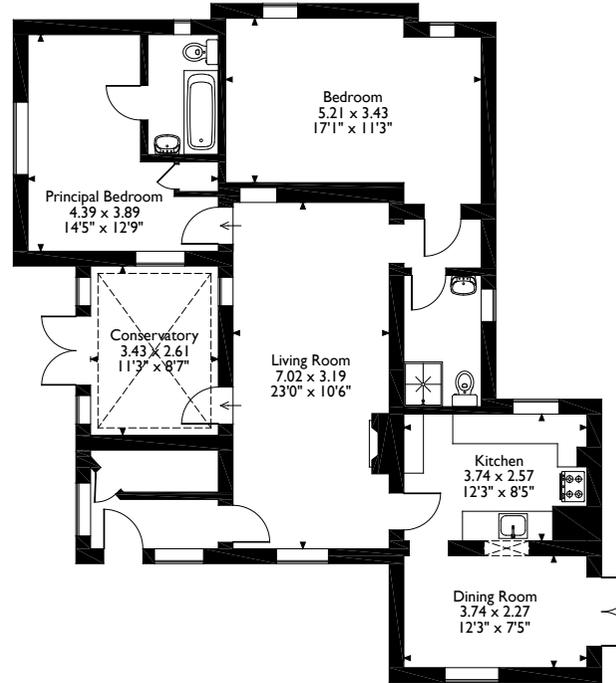


Rats Castle, Hickford Hill Belchamp St. Paul, Essex

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.



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