



Newmarket Road, Cowlinge, CB8 9QA

**CHEFFINS**



# Newmarket Road

Cowlinge,  
CB8 9QA

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**Guide Price £1,195,000**

- Beautifully Renovated Grade II Listed Farmhouse
- Sought-After Village Location with Countryside Views
- Panoramic Oak-Framed Kitchen
- Two Stylish Reception Rooms with Log Burners
- Five Bedrooms Over Two Floors

A beautifully reimagined Grade II listed farmhouse offering outstanding family accommodation with uninterrupted countryside views, a high-spec detached two-bedroom annexe, and landscaped grounds extending to approximately 0.82 acre. Church Farm blends period charm with contemporary elegance. Dating from the early 17th century, the property retains a wealth of original features including exposed beams and inglenook fireplaces. Recent renovations have elevated this home into a flawless, turnkey residence.







## LOCATION

Ideally positioned, Church Farm offers excellent access to Cambridge (approximately 17 miles) and the town of Newmarket—home to the UK's horse racing industry—just 7 miles away. The property is well connected via the A14 and A11, offering swift routes to Cambridge, Bury St Edmunds, and beyond. Rail services are available at nearby Newmarket, Dullingham, and Cambridge, providing regular connections to London King's Cross and Liverpool Street, making Church Farm a superb choice for commuters and those seeking the charm of rural living without compromising on connectivity.

### THE PROPERTY

The heart of the home is a breathtaking open-plan kitchen/breakfast/family room. Featuring a bespoke walnut centre island, Fisher & Paykel appliances, and an oak-framed panoramic window and bifold doors that seamlessly connect to the garden, this space is designed for modern family living and entertaining.

The ground floor also includes two reception rooms—each with log burners—and a stylish ground floor shower room with WC.

Recent renovations by the current owners have delivered wholesale improvements throughout the home, including a new oil-fired boiler, replacement oil tank, a modern sewage treatment plant, water softener, new bathrooms, new flooring throughout, and a new hot water cylinder—ensuring both comfort and efficiency in this beautifully updated period property.

Upstairs, the spacious first-floor landing leads to three double bedrooms and a luxurious family bathroom. The second floor offers a fourth bedroom, a versatile fifth bedroom/playroom, and a further shower room.

### THE ANNEXE

A superb self-contained two-bedroom annexe provides flexible living, guest accommodation, or potential rental income. It features a sitting/dining area, kitchenette, shower room, and private access.

### OUTSIDE

Approached via wooden gates, the gravel driveway offers ample parking and turning space. The landscaped gardens provide year-round colour and privacy, with mature trees, two large terraces, level access paths, and new fencing and gates. The garage includes an EV charging point.

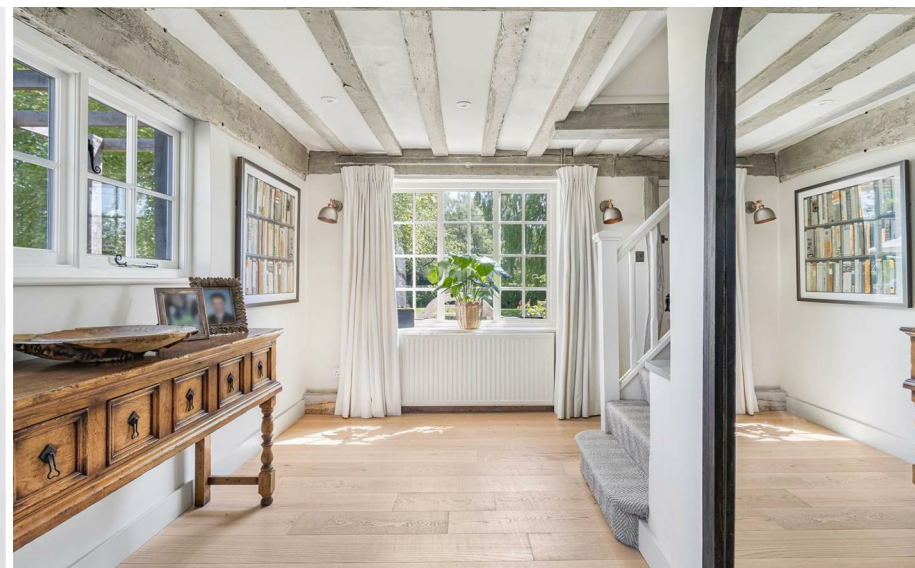
This truly special home offers the rare combination of heritage, craftsmanship, and contemporary style in an idyllic Suffolk village setting.

### SALES AGENTS NOTES

For more information on this property, please refer to the Material Information Brochure on our website.











Guide Price £1,195,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - West Suffolk







**Approximate Gross Internal Area 3149 sq ft - 292 sq m**

Ground Floor Area 1121 sq ft – 104 sq m

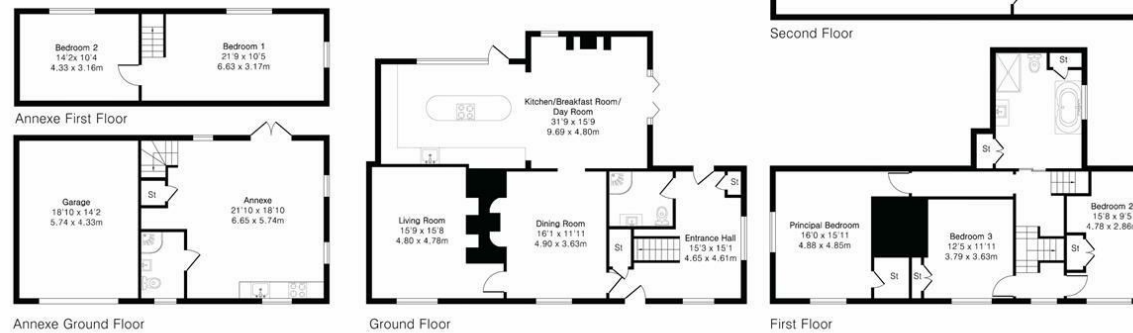
First Floor Area 823 sq ft – 76 sq m

Second Floor Area 420 sq ft – 39 sq m

Annexe Ground Floor Area 409 sq ft – 38 sq m

Annexe First Floor Area 376 sq ft – 35 sq m

Garage Area 269 sq ft – 25 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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