



87 High Street , Newmarket, Suffolk

Pocock + Shaw



87 High Street  
Newmarket  
Suffolk, CB8 8UG

A substantial 18th Century Grade II listed town house with a wealth of character and original period features and situated in the centre of Newmarket within walking distance of the High Street.

The accommodation is arranged over 4 floors with 3 generous reception rooms, 2 fitted kitchens and 5 bedrooms with 1 ensuite. Additional features include ornate staircases, fireplace with wood burning stoves, and attractive walled courtyard garden and a parking space.

Guide Price £430,000





**Location** Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

**Entrance Hall** with an impressive staircase leading down to the lower ground floor and up to the first floor.

**Study** 16'8" x 13'1" (5.07 m x 3.98 m) with a fireplace with a stone hearth and surround and a wood burning stove, period sash windows with internal shutters.

**Sitting Room** 16'8" x 13'8" (5.08 m x 4.17 m) with an open fireplace with a hearth and timber mantle and surround, period sash windows with internal shutters.

**Kitchen/breakfast room** 15'1" x 13'0" (4.59 m x 3.96 m) a double aspect room with a range of fitted base and wall mounted units, parquet wood block flooring, and a door leading to the courtyard.

**Lower ground floor hall** with a brick floor and a feature window overlooking the family room.

**Cloakroom** with a low level WC.

**Family room** 16'1" x 13'1" (4.90 m x 3.99 m) with a wealth of exposed beams, brick floor and a door leading to outside steps leading to the front of the house.

**Lower ground floor kitchen**

16'1" x 13'1" (4.90 m x 3.99 m) with a range of modern fitted base and wall mounted units with wood worktops, glazed display cabinets and a plate rack, space for free standing range and extractor hood over, exposed ceiling beam, fireplace with ornate wooden surround, brick floor and a window to the front aspect.

**First floor landing** with wood flooring and ornate stairs leading to the 2nd floor, sash window.

**Cloakroom** with low level WC, handbasin.

**Bedroom 1** 16'8" x 12'4" (5.07 m x 3.76 m) a double aspect room with steps leading down from the landing area, built in wardrobes.

**Ensuite shower room** with a shower and hand basin.

**Bedroom 2** 16'8" x 13'5" (5.07 m x 4.10 m) with a feature fireplace, with cast iron grate and surround, fitted wardrobes, sash window.

**Bedroom 3**  
13'6" x 10'0" (4.12 m x 3.05 m)

**Bathroom** with a compact bath, handbasin and low level WC.

**Second floor landing** with 2 areas and a sloping ceiling.

**Bedroom 4** 14'1" x 12'2" (4.28 m x 3.70 m) with sloping ceilings, exposed beams and a sash window.

**Bedroom 5** 13'3" x 7'8" (4.05 m x 2.33 m) with a sloping ceiling.

**Tenure** The property is freehold and Grade II Listed.

**Outside**

The property is situated in the centre of the town, set back from the High Street and positioned a short walk from the local shops and amenities. A shared access to the front leads to a dedicated parking space and a pedestrian gate provides access to an attractive paved walled courtyard with shrubs and climbing plants and an ornate fish pond. Stone steps with wrought iron railings lead up to the main front door with a access to the left hand side leading to the ground floor kitchen. A further access leads from the parking area with steps down to the lower ground floor accommodation.

**Note**

There is a pedestrian access leading through the gate and across the courtyard to the adjoining property, number 87a High Street. This property currently forms a part of an annex for the Kings Hotel and the access is restricted for emergency use only.

**Services**

Mains water, gas, drainage and electricity are connected.

The property is in a conservation area. The property is in a high flood risk area. The property has a registered title. Internet connection, basic: 20Mbps, Ultrafast: 1800Mbps. Mobile phone coverage by the four major carriers available. EPC exempted due to listed status.

**Council Tax** D West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS

- Grade II Listed town house
- 5 Bedrooms- 1 ensuite
- 3 Reception rooms
- 2 Kitchens
- Exceptional character
- Part 18th Century
- Grade 2 Listed
- Courtyard and parking
- Central town location















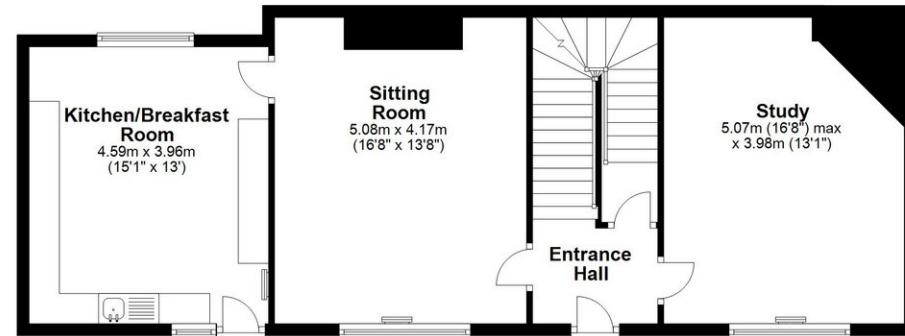
### Lower Ground Floor

Approx. 50.9 sq. metres (548.4 sq. feet)



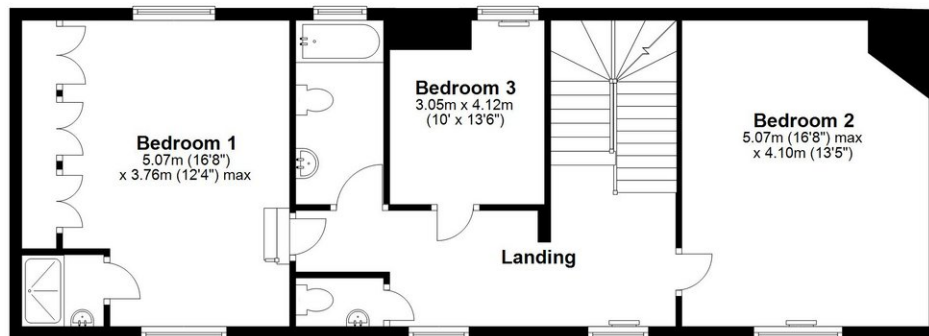
### Ground Floor

Approx. 69.9 sq. metres (752.5 sq. feet)



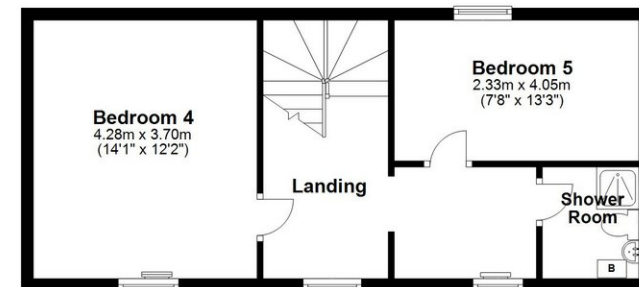
### First Floor

Approx. 80.8 sq. metres (870.1 sq. feet)



### Second Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 244.6 sq. metres (2632.7 sq. feet)





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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