



The Barn

Main Street, Westley Waterless, Newmarket, CB8 0RG

BROWN & CO



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Sitting Room



Family Room

The Barn

Main Street, Westley Waterless, Newmarket, CB9 0RG

Newmarket: 6 Miles, Cambridge: 14 Miles, Bury St Edmunds: 20 Miles, Haverhill: 10 Miles

Completed in 2018 this four bedroom barn conversion extends to around 2,501 sq ft and sits within 0.32 of an acre with far reaching views over the adjacent countryside. This delightful property is set on the edge of the rural village of Westley Waterless and has a large rear garden and a double garage with an office.

FOR SALE BY PRIVATE TREATY

OFFERS IN EXCESS OF £975,000



LOCATION & SITUATION

The Barn is located in the village of Westley Waterless. Westley Waterless is a small village with a village hall and the St Mary-the-less Church. Newmarket is approximately 6 miles north, which is a popular town with a range of shops, schools and other amenities. Newmarket and Dullingham also have railway stations which connect to Cambridge, Bury St Edmunds, Ipswich and Norwich via Stowmarket.

The city of Cambridge is approximately 14 miles west with a more extensive range of shops, schools and amenities. Cambridge Station has services into London (Liverpool St & Kings Cross) being approximately one hour, Stansted airport and the A11 and A14 are within easy reach.

ACCOMMODATION

Entrance Hall

Leading to;

Cloakroom

w/c and wash handbasin.

Bedroom 4

Single bedroom with built in wardrobe

Utility

Worktop with a fitted sink and units above. space for washing machine and dryer.

Kitchen/Breakfast Room

Built-in kitchen with units above and below. Breakfast bar. Dining area adjacent to dual aspect wood burning stove. Leading to sitting room.

Sitting Room

Dual aspect wood burning stove. French doors leading to garden/patio. Leading to family room.

Family Room

Two sets of French doors leading to patio/garden.

Bedroom 3

Double with built in wardrobe.

Bedroom 2.

Double with built in wardrobe.

Family Bathroom

Tiled, bath with shower over, w/c and wash handbasin.

Bedroom 1

Large double bedroom with built in wardrobe and tiled en-suite shower, w/c and wash handbasin.

OUTSIDE

The property sits in a well sized plot extending in total to 0.33 of an acre with open field views to the rear. A large gravel driveway benefits from two access points off the public highway and leads to the double garage. The garage also includes an internal office space and separate storage room. The rear garden mostly lawn with paved seating areas including an area beneath a pergola.

SERVICES

We understand that the property offers mains water, mains electricity, an oil tank provides oil fired central heating. The whole house benefits from underfloor heating. Drainage is to a private sewage treatment plant.

BROADBAND

The property has wi-fi throughout and we understand from the Vendor that the broadband speed is 76Mbps. The Ofcom website shows that standard, superfast and ultrafast broadband is available at this property.

MOBILE

We understand from the Ofcom website there is likely to be good mobile coverage from EE, Vodafone, O2 and Three.

TENURE & POSSESSION

Freehold and for sale by private treaty.

FIXTURES & FITTINGS

All fixtures and fittings are excluded within the sale unless specifically referred to in these Particulars.

To be included: Gun Cabinet, Pergola, Metal Garden Storage Cupboard and Log Store.

ANTI MONEY LAUNDERING LEGISLATION

in accordance with the most recent Anti Money Laundering Legislation, Buyers will be required to provide proof of identity and address to the Selling Agent once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

EPC - D

VIEWINGS

Viewing of this property is strongly recommended. Viewings are strictly by appointment with Brown & Co. Please contact:

Nicholas Staton: 01284 339 111 | 07788 362 305 |

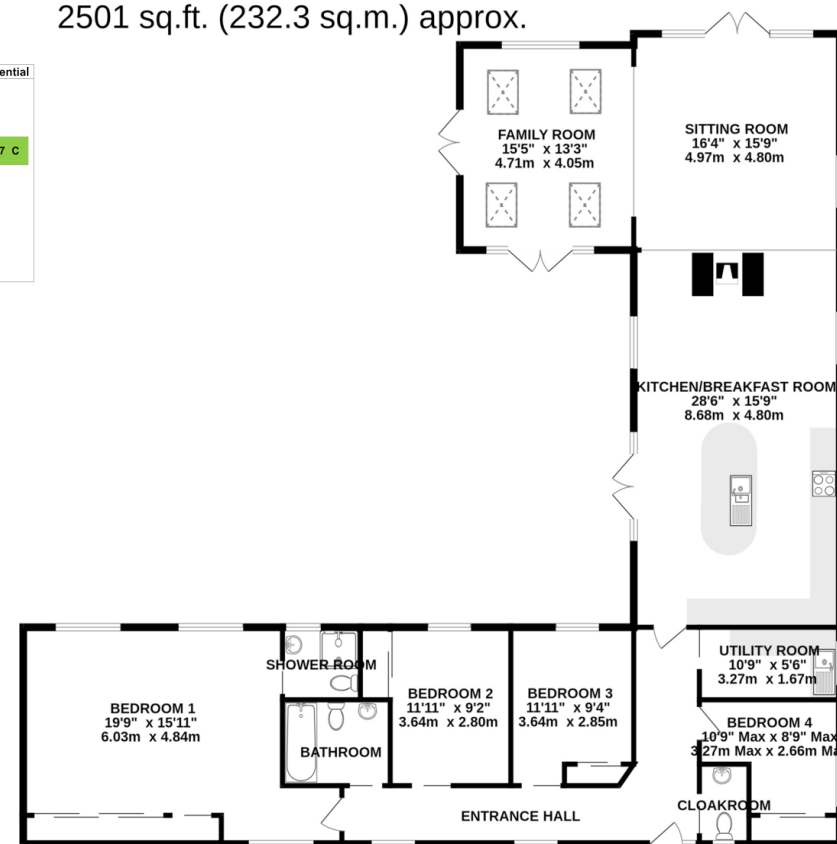
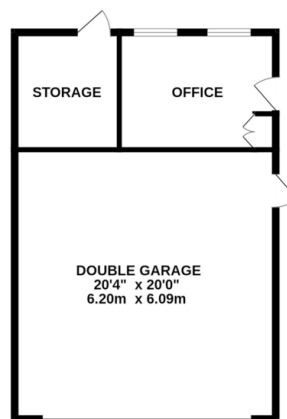
nicholas.staton@brown-co.com

Robert Fairey: 01284 731 450 | 07768 465741 |

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GROUND FLOOR 2501 sq.ft. (232.3 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 2501 sq.ft. (232.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 1



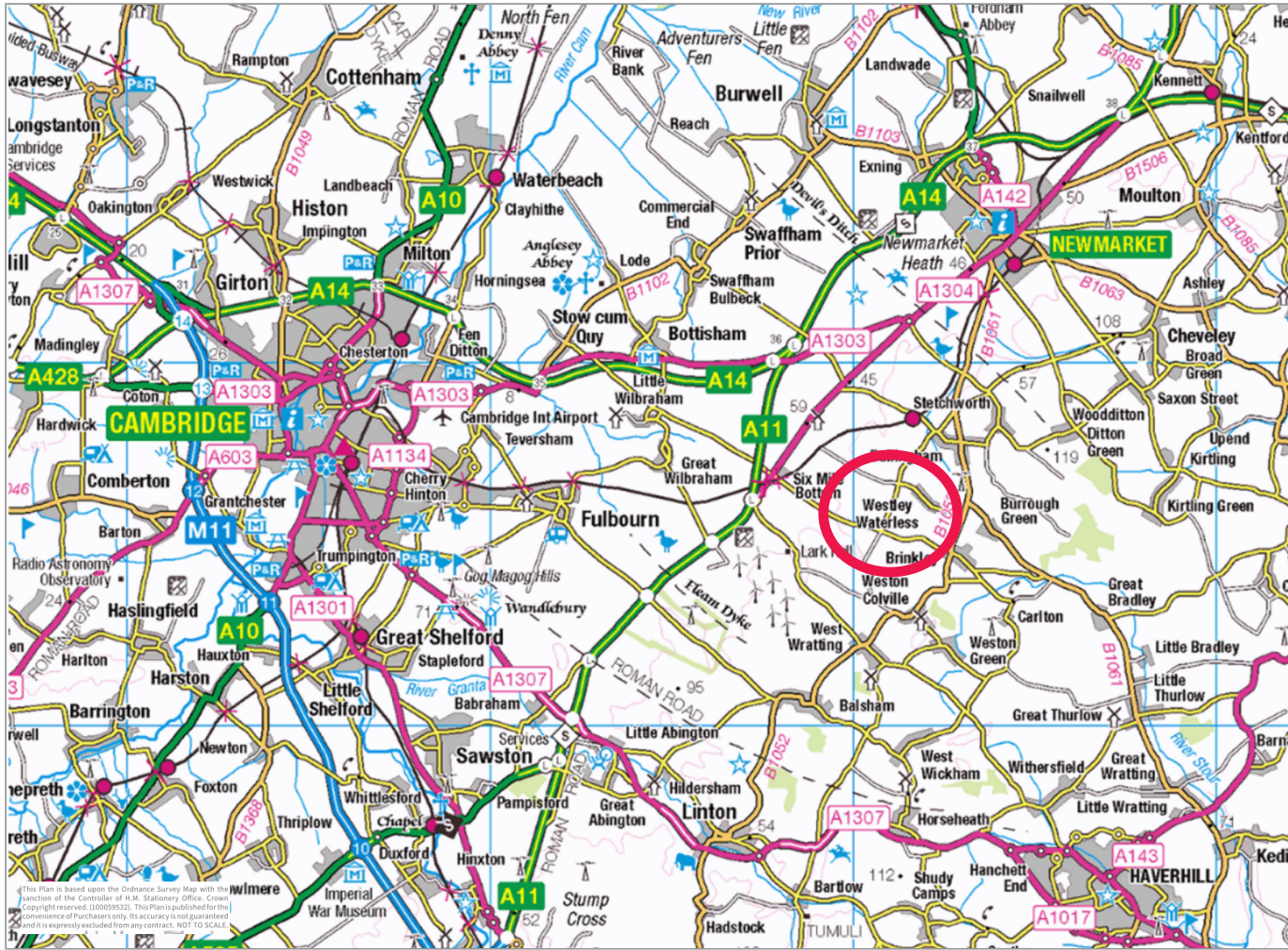
Bedroom 3



Bedroom 2



Bedroom 4



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