



Erratts Hill, Cowlinge, Newmarket, CB8 9QD

Offers in Excess of £1,000,000

LEE WILKINSON

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Brookside Cottage Farm, is a Grade II Listed, 18th Century farmhouse, of brick and flint construction, over a thatched roof, with two dormer windows to the original front façade. Having once been part of the wider Hobbles Green Farm estate, it has not only undergone an extensive programme of renovation and improvement, it has also been comprehensively extended to more than double its original size.

The highly insulated extension provides a large open-plan Live-In Kitchen to the ground floor, featuring an in-frame wooden kitchen, with bespoke built island, both with solid oak worktops. Inglenook fireplace constructed from reclaimed brick, featuring a green-oak bressummer beam and Stovax wood burning stove. The first floor consists of a galleried landing, leading to the generous Master and Guest ensuites, both of which feature high vaulted ceilings and apex dormer windows, which are hardwood and double glazed.

Outside features a traditional cottage garden to the front, a sunken terrace featuring sleeper-walls to the rear, with a large area of shingled drive, suitable for numerous cars, a tack-feed-store-room and log store, and another area of lawn with specimen plum tree.

However, the standout external features, however, are the equestrian facilities, with two large newly fenced post and rail paddocks with double stable and field-shelter, alongside a wonderful area of woodland, perfect for sustainable wood production. All in, the grounds are approx. four acres.

Ref; LW0712





Live-In Kitchen

11.96m x 4.64m (39'2" x 15'2")

Triple aspect open-plan room. The kitchen area features a double Belfast style ceramic sink, breakfast bar centre island, five ring range cooker with SMEG extractor and tiled splashback, integral dishwasher and American larder style fridge/freezer. Engineered oak flooring continues from the kitchen area, through to the dining and living areas to the new Inglenook featuring Rutland stone hearth. Lacquered steel traditional style column radiators.

French Doors leading to;

Sunken Terrace

A great outdoor entertaining space, created out of wooden sleeper walls, with graduated areas covered in Welsh slate, perfect for alfresco dining. Steps up to rear shingle driveway.



Inner Hall

1.9m x 2.48m (6'2" x 8'1")

Connecting the old part of the building to the new. Double glazed hardwood windows to both side aspects, with door into the garden. Wall light and exposed flint and stone, with lacquered steel traditional style column radiator.



Drawing Room

3.96m max x 6.14m max (12'11" x 20'1")

A well proportioned inviting formal room benefitting from an original large Inglenook fireplace, with multi-fuel stove inset, and brick hearth. Fitted storage cupboard in alcove. Exposed beams with double aspect windows to front and rear, with traditional style white column radiator. Glazed door through to;

Sun Room

2.97m max x 3.37m max (9'8" x 11'0")

An attractive painted wooden framed room, with double glazed windows to three sides and a double glazed door into garden. Pitched roof. This room will be fitted with engineered oak flooring.



Dining Room with Utility space

3.96m x 5.74m (12'11" x 18'9")

Many character features, such as a large original Inglenook fireplace with brick hearth, a wonderful basket-weave brick floor and half height wood panelled walls. Latch and brace door through to first floor stairs. Windows to both side and front aspects. The utility area, has provision for washing machine, separate dryer and storage, with solid oak worksurface over.

Wooden stable style door leading out into the cottage style front garden, which is mainly laid to lawn, with shingle paths and established shrub borders and specimen trees.



Shower Room

1.99m x 1.22m (6'6" x 4'0")

Boasting fully tiled shower enclosure, with wash hand basin, both featuring modern black fittings. W/C, tiled floor with heated towel rail. Window to side aspect.

1st Floor

Galleried Landing

Doors through to;





Master Bedroom

4.2m max x 5.76m max (13'9" x 18'10")

Generously sized principal bedroom with lovely views over paddocks and gardens to the rear.

Ensuite

2.18m x 1.83m (7'1" x 6'0")

Featuring multi-jet double ended jacuzzi bath, with 'Chatsworth' washbasin and W/C. Traditional style floor mounted, heated towel rail and mirrored wall cabinet. Tiled floor and part tiled walls, and again, with far reaching views.

Guest Bedroom

4.32m x 3.19m (14'2" x 10'5")

Another well-proportioned room, also boasting views over the property's paddocks and woodland.



Bedroom 3

4.35m max x 2.99m max (14'3" x 9'9")

Lovely character features, including wide plank wood flooring. Dormer window to front aspect.

Bathroom

3.37m max x 2.57m max (11'0" x 8'5")

Freestanding roll top slipper bath, W/C, double sized shower enclosure and wash hand basin set into vanity unit. Wood panelled walls, with traditional style floor mounted heated towel rail. Access to loft space and window to side aspect.

Ensuite

2.06m x 1.63m (6'9" x 5'4")

Double shower, W/C and hand basin set into vanity unit. Illuminated mirrored wall cabinet. Heated towel rail. Tiled floor and part tiled walls.

Suffolk landing/Reading room

4.35m max x 3.91m max (14'3" x 12'9")

Set in the original part of the house, with stairs accessed through the dining room. Featuring exposed beams, large double storage cupboard and exposed brickwork. Dormer window to front aspect.

Bedroom 4

4.15m max x 2.64m max (13'7" x 8'7")

Large built in storage cupboard/wardrobe. Exposed beams, and window to side aspect

Outside

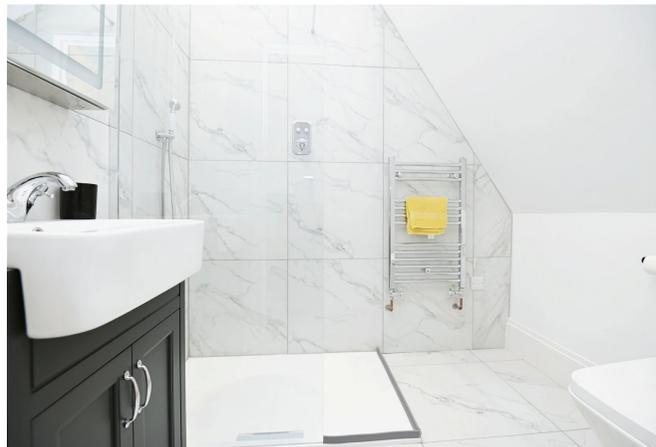
Brookside Cottage Farm is accessed via separate wooden gates, one for pedestrian and one for vehicular access, which leads directly onto the large shingled driveway, providing parking for numerous vehicles. Upgraded electrical wiring now allows for a car charging point to be installed, alongside the recently installed outside oil condensing combi boiler. The gardens and grounds measures approx. 4 acres (sts), which are mainly utilised as two separate paddocks, with provision for water and power. To the rear of the land is a beautiful wooded area, providing a lovely area to walk, sit and relax. The garden provides lovely views across farmland beyond.

Agents Note

As part of the original planning applications, granted permission exists to erect a four bay cart lodge with rooms above. On a separate planning application is the larger L shaped stable block construction with concrete pad.

Cart Lodge DC/22/1138/HH

Stables DC/21/0230/FUL





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