

EH
EXQUISITE
HOME



AN ELEGANT EQUESTRIAN RESIDENCE

On the outskirts of the thriving village of Exning in West Suffolk are these historic stables with accommodation, built in the late nineteenth century and considerably improved since then. They have access to the nearby racecourse and side training grounds, which are less than a mile away. For anyone hoping to run an equestrian business, they are fully set up.

The location lends itself to an overflow yard or training base, seasonal grazing is available nearby and there are a number of loose boxes, feed and tack room, horse walker and lunging pit. The property is accessed via double gates from the road and leads into a very large gravelled area to the front where the lunging pit and horse walker are located. There is plenty of room for parking here.

The house and equestrian accommodation is set in a quadrangle around a large inner courtyard. Built in 1883, the property has the very large arch with original doors so typical of this kind of construction. The stables, feed and tack room, gym/office, house, flat and annexe are all arranged around the courtyard with a fountain in the middle.





A Beautiful Equestrian Property...

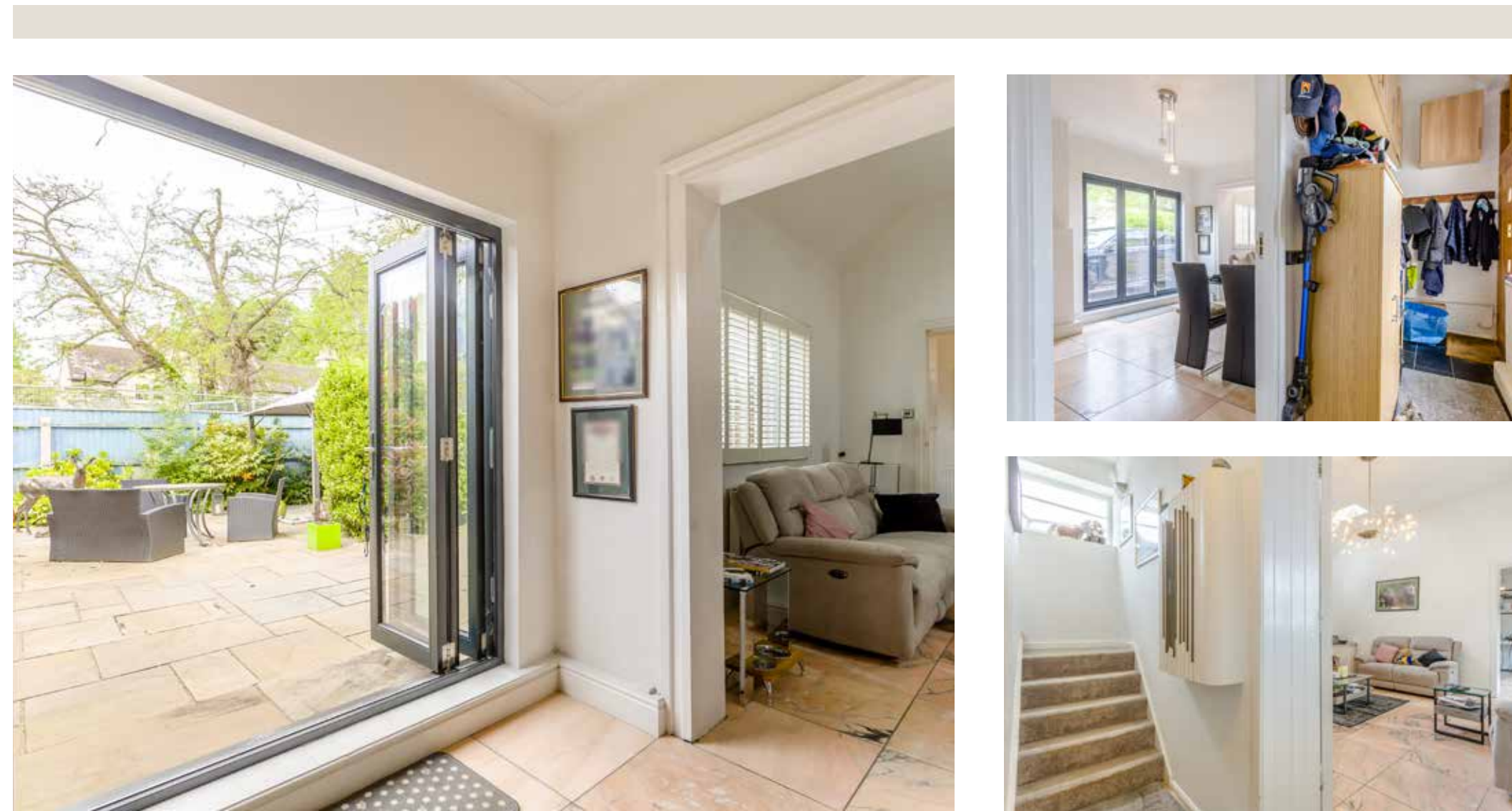
The front door to the main house leads into the hallway with plenty of room for hanging coats and stowing boots and shoes. To the left is the kitchen with its reflective slate tiles, granite worktops, integrated fridge/freezer, wine fridge and Bosch dishwasher. There is also an integrated Rangemaster 2023 electric with a double oven and extractor hood. Leading off the kitchen is the generous dining room, floored with porcelain tiles and flooded with natural light streaming through the bifold doors which lead out to the courtyard. The sitting room also benefits from porcelain floor tiles and has a feature brick fireplace with electric fire. Next door is a second hallway with a staircase rising to the first floor and a useful rear porch (perfect for kicking off muddy boots and storing equestrian clothing) with a cloakroom off.

The staircase leads to the second floor where the light and spacious principal bedroom with its fitted wardrobes, plantation shutters and Fujitsu air conditioning/heating system offers comfortable accommodation. The second bedroom is also a good sized double with plantation shutters and the sleek, contemporary family bathroom is exceptionally large with a bath with shower over, generous walk in shower, chrome heated towel rail and his and hers basins. It also benefits from wet sourced underfloor heating. The loft space is insulated and boarded out, with power.

Added Value

Leading off the main house is the separate annexe, currently rented out and offering a useful second income stream. It has a double bedroom, three piece bathroom with bath and an office, which could equally be used as a sitting room. If required, and with the correct planning permission in place, a kitchenette could be added for further value. In addition, there is a separate flat, also rented out, with a large dual aspect sitting room, double bedroom with en suite bathroom with bath, kitchen, hallway and cloakroom. If desired, either of these annexes could be absorbed back into the main house or used in their current configuration for rental income.





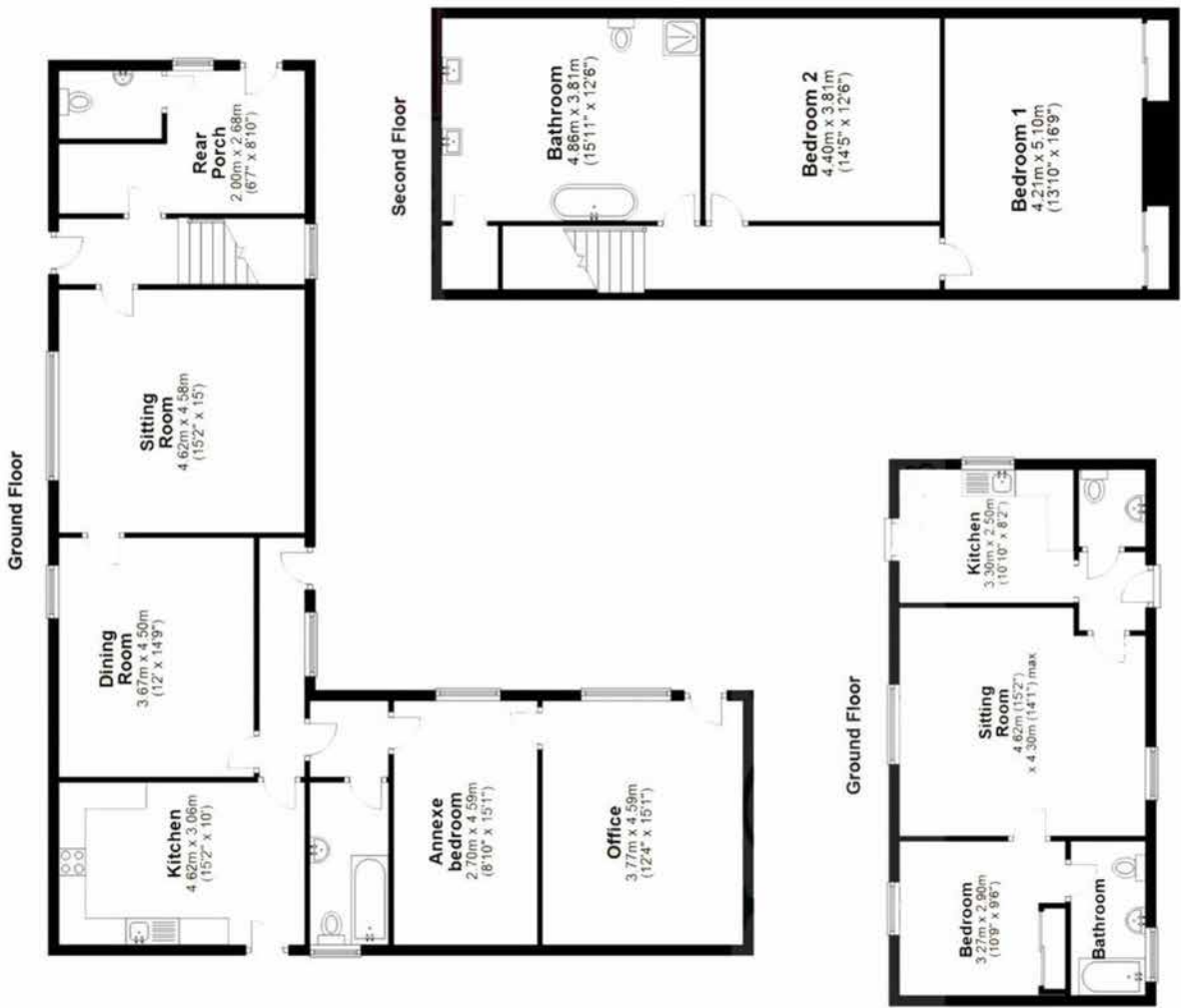
“This beautifully restored Victorian equestrian property offers extensive facilities, charming accommodation, and direct access to Newmarket’s premier training grounds...”



LOCATION

Purpose built and generous in size, the outside facilities include thirty two stables, a feed and tack room, a gym/home office with power and light and a large barn with three of the vertical beams said to have come from timber used in ships during the Spanish Armada. This is a flexible space with a multiplicity of uses. The rear of the property is attached to Darryll Holland's horse training building and this part of Exning is a close knit and supportive community, largely employed in the equestrian industry. There is a small, enclosed and sunny seating area to the right of the property, fenced off from the frontage, and accessed via the dining room's bifold doors is a paved and private courtyard, perfect for container gardening, al fresco dining and entertaining.

Exning itself, Suffolk's most westerly village, is well served with amenities. Dominated by its splendid Grade I listed parish church, St Martin's which dates back to the twelfth century, it also has a primary school, village shop with Post Office, a park, community hall and two pubs. Transport links are excellent here, with the A14 running from Bury St Edmunds on to Cambridge and then west to Huntingdon, Kettering and Rugby. Regular fast trains connect Bury St Edmunds with London Liverpool Street on the Greater Anglia Line, making this part of the county eminently commutable.



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