



Peacocks Farm House
Farley Green, Suffolk

**DAVID
BURR**





Peacocks Farm House, Farley Green, Newmarket, Suffolk CB8 8PX

Farley Green is a delightful Hamlet situated approximately 9 miles south east from the historic racing town of Newmarket. The popular neighbouring village of Cowlinge offers a public house, church and there is a convenience store in nearby Wickhambrook. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools. Cambridge approximately 40 minutes and Stansted airport approximately 45 minutes.

This attractive Grade II Listed thatched farmhouse is situated in a tranquil rural location surrounded by open countryside. The property has retained many original period features including exposed beams and working fireplaces complemented by a substantial open plan kitchen/living area to the rear and is surrounded by mature gardens and adjacent paddocks. The farmhouse retains a detached studio which could be converted to form Annexe accommodation subject to the necessary planning consents. A detached Nissan Hut is utilised as a double garage and store with further parking for multiple vehicles also available.

A Grade II Listed farmhouse in a tranquil location set within 2.72 acres.

Entrance into:

ENTRANCE HALL With stairs to the first floor and opening into the:

DRAWING ROOM A charming heavily timbered room with a gas feature fireplace with a stone surround, oak flooring, former mullioned window and outlook to the front.

DINING ROOM A delightful room with open fireplace, parquet flooring and exposed beams.

KITCHEN/DINING/LIVING ROOM A stunning room with impressive vaulted ceiling creating a wonderful entertaining area. The kitchen is extensively fitted with a bespoke range of Shaker style units under granite worktops with a double Belfast sink inset. Appliances include an integrated dishwasher, Rangemaster cooker with 5 ring hob and warming plate, whilst the central preparation island provides further storage and breakfast bar. The **Living Area** enjoys French doors opening to the gardens, wood burning stove and 2 large pantry cupboards.

BOOT ROOM Tiled flooring and door to the rear.

INNER HALL With brick flooring, exposed beams and door to:

PLAYROOM/BEDROOM 4 French doors opening into the garden.

INNER VESTIBULE With shelved cupboard and door to:

CLOAKROOM WC and wash basin.

STUDY With brick flooring, exposed beams and shelved fireplace recess.

UTILITY Plumbing for a washing machine, boiler serving radiators and quarry tiled floor.

First Floor

LANDING Features exposed beams and leads to:

BEDROOM 1 A charming room with exposed beams, extensively fitted wardrobes and secret door leading to the **En-Suite** fitted with a white WC, twin wash basins, bath with shower over and a heated towel rail.

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BEDROOM 2 Fitted wardrobes and outlook to the front aspect.

BEDROOM 3 Exposed beams, mirrored wardrobes and outlook to the front aspect.

BATHROOM Fitted with a white WC, wash basin, bath with shower over, heated towel rail and exposed beams.

Outside

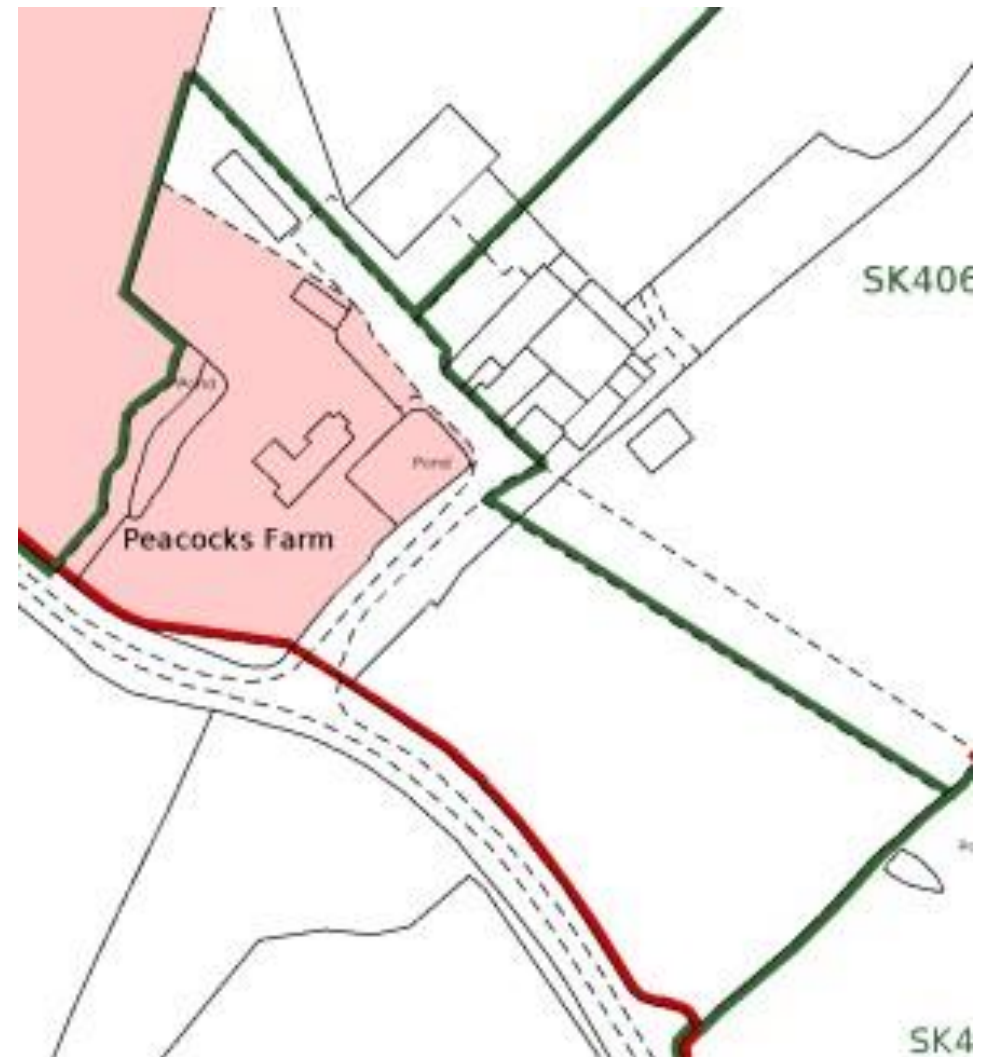
The property is set back from the road and is accessed via the principle driveway leading to a private parking area and Nissan hut/garage. The property sits within mature lawned gardens with various trees and shrubs and a large pond under a substantial weeping willow. There are various seating areas and a large **detached office** offering potential for use as an **annexe** and the adjacent meadow is ideal for use as a paddock. **AGENT'S NOTE:** A public footpath runs along the southern boundary of the meadow opposite the house.

In all about 2.72 acres.

SERVICES Main water and electricity. Oil fired heating. Sewage Treatment plant. **NOTE** None of the services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council.

VIEWING Strictly by prior appointment only through David Burr.





Ground Floor
Approximate Floor Area
1,636 sq. ft.
(152.0 sq. m.)



First Floor
Approximate Floor Area
764 sq. ft.
(71.0 sq. m.)



Detailed Office
9'7" x 13'4"
(1'10m x 4.29m)

Approximate Floor Area
777 sq.ft
(72.16 sq.m)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs, closets 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 or tenant. 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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