



**Newmarket Road, Barton Mills IP28 6AQ**

**Guide Price £450,000**



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An attractive 17th century clunch cottage with lots of charm and character and exceptional outdoor space that benefits from a modern extension added 15 years ago in the highly regarded village of Barton Mills.

Barton Mills is a pretty village with many amenities including The Old Bull restaurant and hotel and provides excellent access to the A11/A14 that serves Cambridge, Newmarket and beyond.

Accommodation includes a living room, separate dining room, kitchen, utility room, three bedrooms, bathroom and shower room.

Outside there is a well stocked and fully enclosed rear garden with a large patio area for entertaining and a gravel driveway providing lots of off road parking.

This quaint unlisted cottage must be seen to be fully appreciated.

### Hallway

With opening to dining room. Stairs leading to first floor.

### Dining Room 13'9" x 12'8" (4.20 x 3.87)

Beautiful dining room with exposed brick flooring. Original Inglenook feature fireplace with inset beam and brick hearth. Exposed beams to ceiling. Radiator. Dual aspect windows. Openings to study/snug and entrance hall. Doors leading to kitchen and utility room.

### Kitchen 12'11" 8'7" (3.95 x 2.63)

Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splash back areas, undermounted stainless steel sink and drainer with mixer tap, range cooker, integrated microwave, space for a slim dishwasher. Radiator and window to the front aspect.

### Utility Room 7'11" x 5'4" (2.42 x 1.65)

With space and plumbing for a washing machine and tumble dryer,. Door through to the bathroom.

### Living Room 20'6" x 12'2" (6.25 x 3.72)

Charming, spacious living room with TC connection point, radiators, staircase rising up to the first floor, dual aspect windows to the front aspect and French doors out to the rear garden.

### Snug/Study 11'11" x 7'8" (3.65 x 2.36)

Spacious room with dual aspect windows. Offering a variety of uses. Opening to dining room.

### Bathroom

Three piece bathroom suite comprising low level, concealed cistern, WC, hand basin with vanity cupboard under, p-shaped bath with wall mounted shower and glass screen, tiled walls and flooring. Attractively tiled. Radiator. Obscured window. Door to utility room.

### First Floor Landing

With doors leading to bedrooms one and three and shower room. Built-in double wardrobe. Stairs leading to living room.

### Bedroom 1 12'4" x 12'2" (3.78 x 3.73)

Double bedroom with built-in wardrobe, radiator and window to the side aspect. Loft access.

### Bedroom 2 12'11" x 11'3" (3.96 x 3.43)

Double bedroom with built-in wardrobe, radiator and window to the front aspect. Loft access.

### First Floor Landing

With doors leading to bedrooms two and three. Stairs leading to entrance hall.

### Bedroom 3 13'2" x 9'3" (4.02 x 2.83)

Double bedroom with built-in wardrobe, access to loft space and window to the front aspect.

### Shower Room

Three piece bathroom suite comprising a low level WC, hand basin with vanity cupboard under, walk-in shower cubicle, heated towel rail, tiled flooring and Velux window.

### Outside - Rear

Charming, well stocked garden with attractive flagstone wrap around patio area with French doors leading to living room. Inset sand pit within side patio. Mainly laid to lawn with established planted borders and views over surrounding countryside.

### Summer House 12'11" x 9'1" (3.95m x 2.78m)

Attractive summer house.

### Outside - Front

Expansive gravel driveway providing ample off road parking, accessed via wooden gates. Fenced borders.

### About Barton Mills:

Barton Mills is a picturesque village situated approximately 5 miles north of Bury St Edmunds, offering a tranquil and idyllic setting for those seeking a peaceful country lifestyle. Surrounded by rolling countryside and nestled along the River Lark, the village boasts a charming village inn with restaurant and accommodation. With its proximity to the historic town of Bury St Edmunds and its excellent transport links, Barton Mills offers the perfect blend of rural charm and urban convenience, making it an attractive choice for families, professionals, and those seeking a relaxed pace of life.

### Property Information:

EPC - F

Tenure - Freehold

Council Tax Band - E (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 128 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - LPG

Broadband Connected - tbc

Broadband Type – Standard available, 13Mbps download, 1Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

## Approximate Gross Internal Area 1397 sq ft - 131 sq m

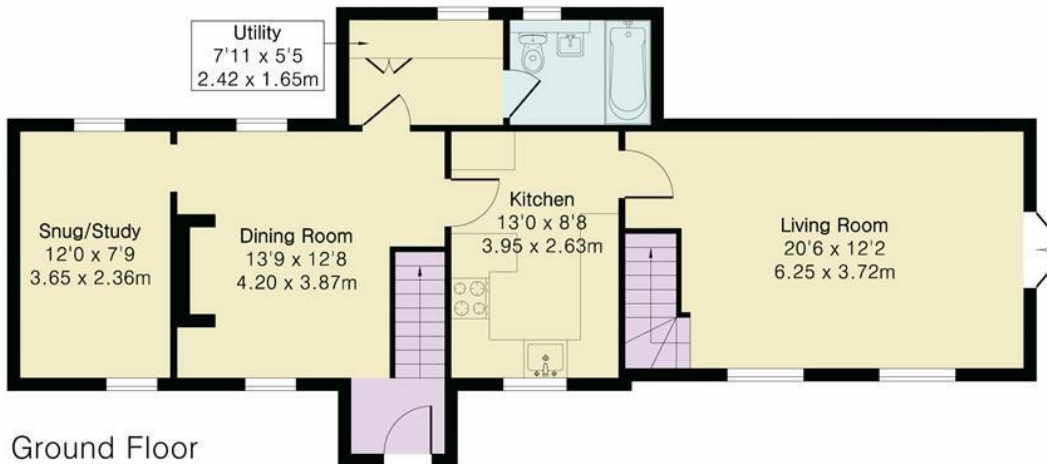
Ground Floor Area 749 sq ft – 70 sq m

First Floor Area 545 sq ft – 51 sq m

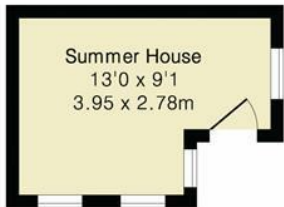
Outbuilding Area 103 sq ft – 10 sq m



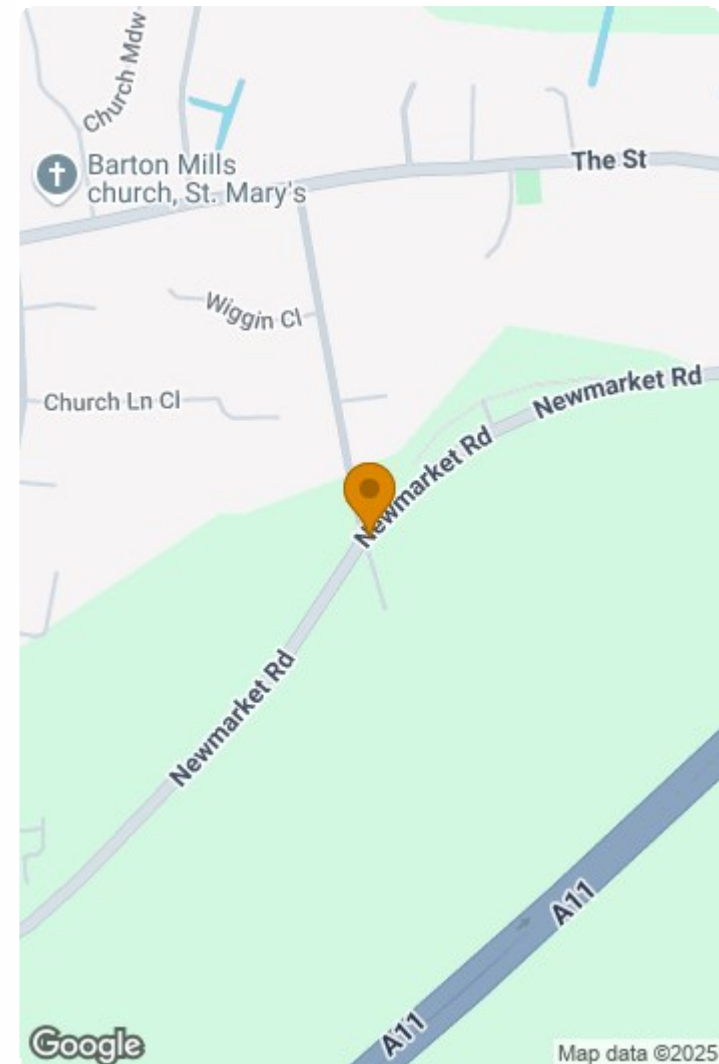
First Floor



Ground Floor



Outbuilding



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Energy Efficiency Rating		Current	Potential
	Very energy efficient - lower running costs		
	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		82	24
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
	Very environmentally friendly - lower CO <sub>2</sub> emissions		
	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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