



DAVID  
BURR

**Butchers Farm**  
**8 Mill Road, Ashley**







# Butchers Farm, 8 Mill Road, Ashley CB8 9EE

Ashley is one of Cambridgeshire's most picturesque villages with local amenities including a restaurant, public house, village shop and a church, this village is also in the catchment area for one of East Cambridgeshire's most popular schools in Bottisham. The nearby horseracing town of Newmarket (3.5 miles) offers a range of amenities such as schools, shops, supermarkets, restaurants and leisure facilities. The market town of Bury St Edmunds (12 miles) and Cambridge (13 miles) offer a wider range of amenities.

'Butchers Farm' is a truly wonderful period home occupying a 0.6 of an acre plot situated within the centre of one of the areas finest villages, Ashley. The home requires extensive improvement, however the potential is somewhat endless. The home measures in excess of 2,200 sq.ft of accommodation with some charming original features and the various out-buildings offer a whole other dimension and afford exciting possibilities for the future owner. At present there is a substantial driveway providing parking in front of the four-bay cart lodge, two brick and flint outbuildings, a workshop and summer house. The sizeable gardens are wonderfully mature with the rear part of the garden facing almost exactly south.

## A period home in need of remedial work in Ashley on a plot measuring approximately 0.6 of an acre and further various out-buildings.

**ENTRANCE HALL** Doors to both front and rear and a window to front aspect.

**SITTING ROOM** A sash bay-window to rear aspect and an open fireplace with a marble mantel.

**DINING ROOM** With an inglenook fireplace with an oak mantel and a sash bay-window to rear aspect.

**KITCHEN** A large room with fitted units, worktops over and an inset sink and drainer. Various further cupboards and a window to front aspect.

**SNUG** Dual aspect with a fitted cupboard.

**STUDY** Window to front aspect and access to the **CELLAR**.

**CLOAKROOM** Window to front aspect, WC and wash hand basin.

### First Floor

**LANDING** Two windows to front aspect and a large cupboard.

**BEDROOM 1** Exposed floorboards, two sash windows to rear aspect and a fitted wardrobe.

**BEDROOM 2** Sash window to rear aspect, a cast iron ornate fireplace and exposed original floorboards.

**BEDROOM 3** Fitted wardrobe, cast iron fireplace and window to front aspect.

**BEDROOM 4** A dual aspect room with an ornate cast iron fireplace.

**BATHROOM** Fitted with a WC, wash hand basin, bath and window to side aspect.

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## Outside

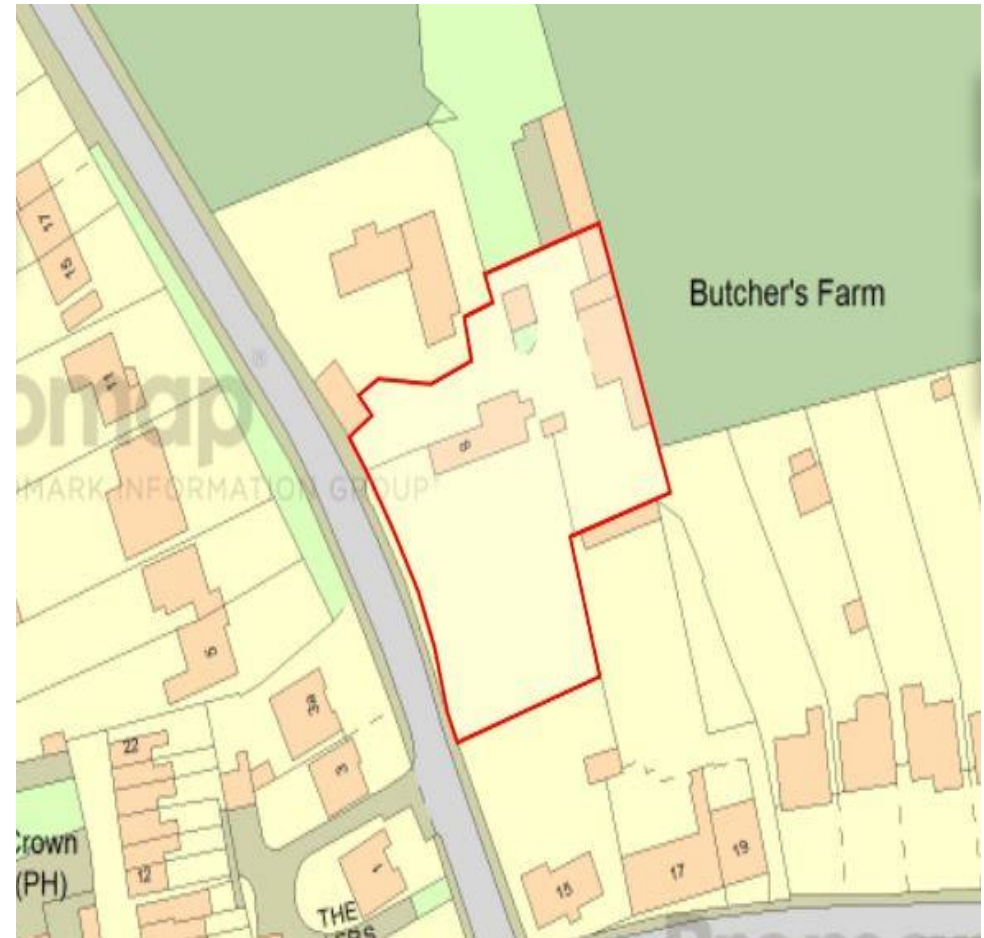
The property is approached via a wide gravelled driveway which leads to the period outbuildings beyond. The neighbour has right of way over the first 10m (approx.) of the drive to access their property. Beyond the initial part, it leads to the private parking area which is surrounded by various period outbuildings. The **FOUR-BAY CART LODGE**, one of which enclosed, currently offers sheltered parking or storage. There are then **TWO BRICK AND FLINT OUTBUILDINGS**, a further **WORKSHOP** which has light and power, a **SUMMER HOUSE** and finally a well. The plot in its entirety measures approximately **0.6 OF AN ACRE** with the garden section wrapping the property and offering a rare insight into a central position boasting tranquillity and endless charm and maturity.

**SERVICES** Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**EPC** tbc

**VIEWING** by prior appointment only through David Burr estate agents.



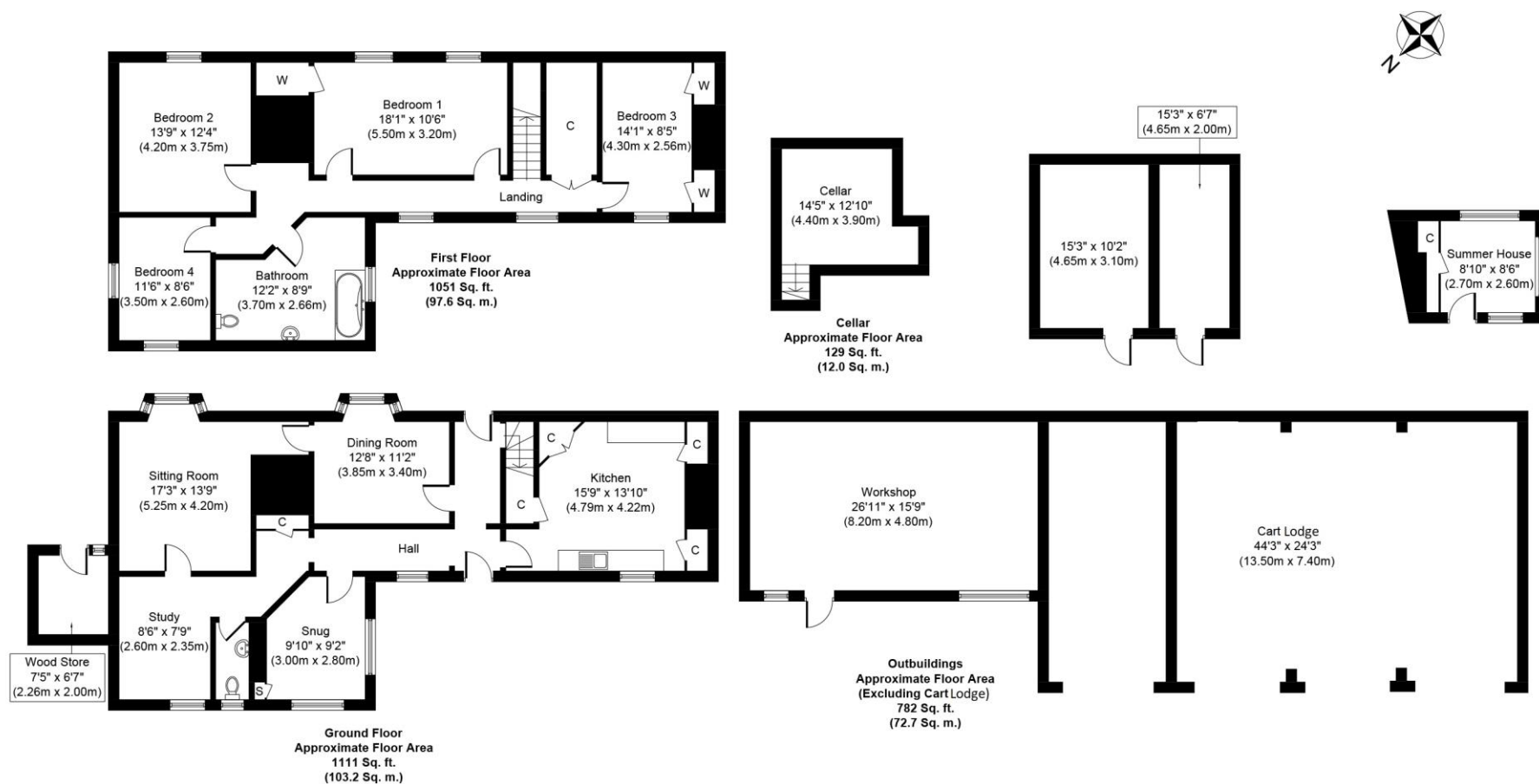












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



