

**Keepers Cottage**  
**Cowlinge, Suffolk**

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# Keepers Cottage, Cowlinge, Newmarket, Suffolk, CB8 9HU

Cowlinge is a delightful village situated approximately 9 miles south east from the historic racing town of Newmarket. This popular village 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.

This substantial detached unlisted period property is situated in a quiet rural location backing onto open countryside. The property offers a spacious and flexible layout offering excellent potential for reconfiguring to create a modern family layout all set within mature gardens measuring 1.75 acres.

## A substantial detached unlisted property set within 1.75 acres

**ENTRANCE HALL** A spacious and welcoming entrance hall large enough to be used as a sitting room, featuring a wood burning stove, wooden floors and cupboard under the stairs.

**SITTING ROOM** Part of the original cottage enjoying a double aspect with Gothic styled windows, parquet flooring, fireplace and French doors opening onto the garden.

**KITCHEN/BREAKFAST ROOM** Extensively fitted with a range of units under tiled worktops with a double oven, AGA and stainless-steel sink with drainer. In addition, there is a stainless-steel range cooker and space and plumbing for a washing machine and dishwasher.

**WET ROOM** Stylishly fitted with a modern WC, wash basin, walk in shower and heated towel rail.

**DINING ROOM** A well-proportioned room with French doors opening to the:

**CONSERVATORY** A lovely light room with wood burning stove and tiled flooring and doors opening onto the garden.

**REAR LOBBY** Stairs leading up and down to the cellar.

**BOOT ROOM** A useful area in turn leading to the:

**GARAGE** Large spacious garage with up and over door, light and power and workshop area with double doors leading to the rear. The garage and workshop offer excellent potential to create a large kitchen / living area to the rear of the property providing views over the rear gardens, subject to the necessary planning consent.

### First floor

**DRAWING ROOM** An impressive double aspect room featuring three sets of sliding doors opening onto the balcony overlooking the rear garden and the countryside beyond. There is a wood burning stove, two cupboards (one featuring a kitchenette) and this area could easily be re-configured as a master suite or as two bedrooms.

Secondary staircase leads to the landing in turn leading to:

**BEDROOM ONE** Featuring built in cupboards, views over the front, walk in wardrobe with door leading to:

**EN-SUITE** WC, washbasin and bath with shower over.

**BEDROOM TWO** Featuring a sink, built in cupboards, views over the front.

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**BEDROOM 3** Fitted wardrobe with outlook to the side

**BEDROOM 4** Fitted wardrobe and outlook to the garden

**CELLAR** The extensive cellar is divided into 4 rooms as follows, **games room** with tiled flooring and cupboard under the stairs. **Boiler room / utility** with boiler serving radiators and tiled flooring. **Store / pantry and sauna & shower with changing room.**

## Outside

The property is situated along a quiet country lane approached by double gates onto an extensive gravel driving providing parking and turning for several vehicles with ample space to erect an additional garage subject to the necessary planning consent. The property sits well within its plot and is surrounded by predominately lawned gardens, featuring mature beds and borders, trees and shrubs with extensively paved terraces enjoying a southerly aspect and a great deal of privacy overlooking an ornamental pond. There are various outbuildings (in disrepair) offering the potential for conversion whilst a gate leads to an additional area of meadow and large ponds creating a haven for wildlife and enjoying the spectacular backdrop over adjacent countryside. The summer house overlooks a large pond with bull rushes and lilies with meandering pathways leading past an ancient oak tree to another pond and to the front is an additional vehicular access in all approx. 1.75 acres.

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

**LOCAL AUTHORITY** West Suffolk District Council

**COUNCIL TAX BAND** G. £2,699.70 pa.

**TENURE** Freehold.

**WHAT3WORDS** vessel.eventful.openly

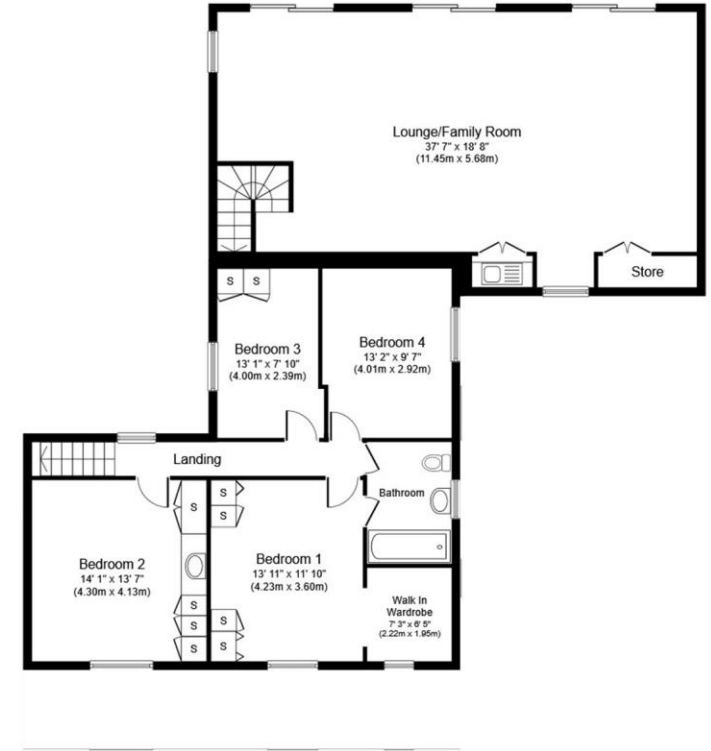
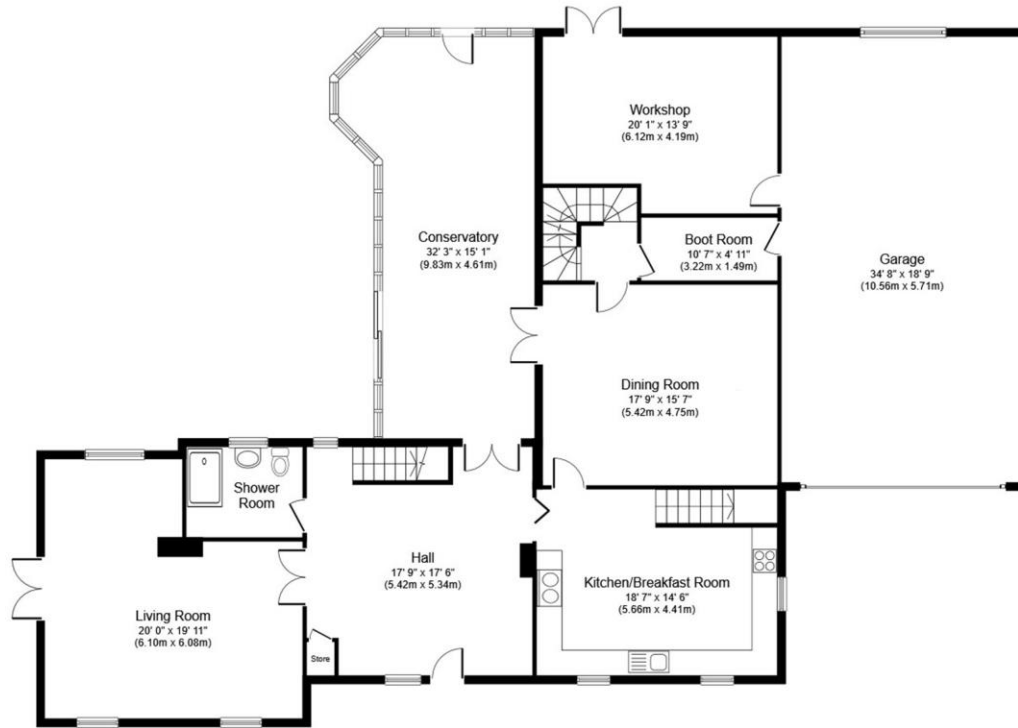
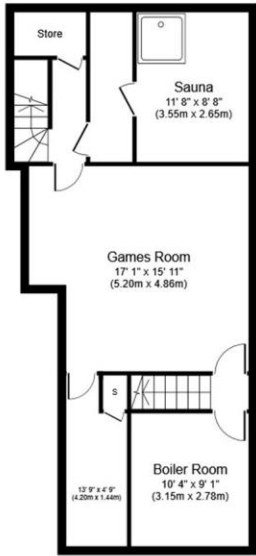
## COMMUNICATION SERVICES

Broadband: Yes. Speed: Up to 26 mbps download, up to 1 mbps upload.  
Phone Signal: Yes. Provider: EE, O2 and Vodafone.

**VIEWINGS** Strictly by prior appointment only through David Burr.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





**Basement**  
**Approximate Floor Area**  
**663 sq. ft.**  
**(61.6 sq. m.)**

**Ground Floor**  
**Approximate Floor Area**  
**2,728 sq. ft.**  
**(253.4 sq. m.)**

**First Floor**  
**Approximate Floor Area**  
**1,545 sq. ft.**  
**(143.5 sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



