



**Mill Green Cottage,
Cowlinge**

**DAVID
BURR**



Mill Green Cottage, Mill Lane, Cowlinge, CB8 9HZ

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 and a church, and there is a convenience store in nearby Wickhambrook. A wider range of facilities are available in nearby Newmarket, including supermarkets, hotels, pubs, restaurants, and schools.

This unique, unlisted detached equestrian property is situated in a quiet rural location backing onto open countryside. The property offers tastefully presented living accommodation and sits within extensive grounds incorporating a floodlit manege, extensive stabling, and further equestrian facilities including three turnout pens and six paddocks, with the grounds all measuring 6.5 acres.

An exceptional equestrian property set within 6.5 acres, with a floodlit manege and stables in a quiet rural location.

Ground Floor

ENTRANCE HALL A spacious and welcoming hallway with stairs rising to the first floor and a cupboard underneath.

DRAWING ROOM An impressive triple-aspect room featuring an attractive cast iron fireplace, with French doors opening to the rear garden.

SITTING ROOM A lovely, light-filled, double-aspect room featuring an inglenook fireplace with wood-burning stove and French doors opening to the rear.

STUDY With tiled flooring and a door leading to the rear garden.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units beneath worktops, with a sink and drainer inset. Appliances include an electric oven and four-ring hob, integrated dishwasher, and a breakfast bar providing additional seating.

UTILITY ROOM Fitted with a stainless steel sink and drainer, units beneath worktops, space for a fridge, and a boiler serving the radiators. Stable-style door to the rear garden.

CLOAKROOM Fitted with a WC and wash basin.

First Floor

LANDING Featuring an airing cupboard and doors to:

BEDROOM 1 A delightful double-aspect room enjoying views over the rear garden.

EN SUITE Stylishly fitted with a white WC, wash basin, tiled shower cubicle, and heated towel rail, with extensively tiled walls and floor.

BEDROOM 2 Also a double-aspect room, with fitted wardrobes and views over paddocks to the front and rear.

EN SUITE Fitted with a WC, wash basin, and tiled shower cubicle.

BEDROOM 3 A triple-aspect room with views over surrounding paddocks.

BATHROOM Fitted with a WC, wash basin, bath with shower over, and storage cupboard.

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Outside

The property is approached via double gates leading onto a gravel driveway, providing parking for several vehicles. Additional access leads to further parking, a turning area, and the stable yard.

Mature gardens surround the property, with large expanses of lawn, mature trees, and well-stocked shrubs. An extensive south-facing paved terrace offers an ideal space for entertaining, complemented by an additional pergola-covered seating area enjoying a westerly aspect.

Stable Yard

The stable yard is ideally positioned adjacent to the property and features six 11' x 11' **stables**, a **tack room**, and a **feed/store room**. An adjacent **garage** offers potential for additional stabling if required. The **floodlit manege** measures approximately 60 ft x 40 ft. Additional equestrian facilities include all-weather turnout areas and six paddocks, with the grounds extending to approximately 6.3 acres in total.

Material Information

SERVICES Oil fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND E. (£2,747.81 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction under slate roof.

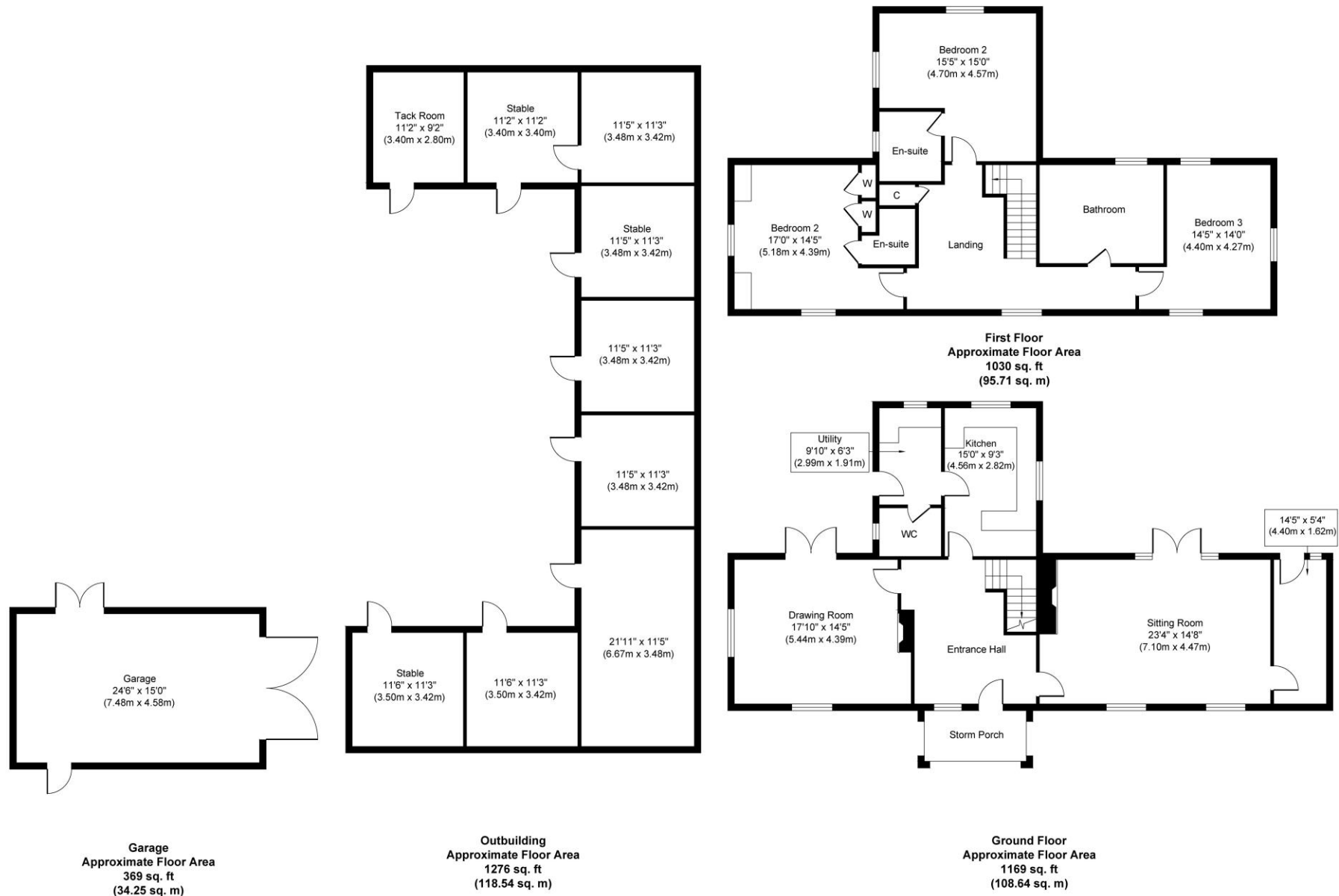
COMMUNICATION SERVICES (source Ofcom)
Broadband: Yes. Speed: Up to 29 mbps download, up to 4 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS Accented.indeed.outbursts

VIEWING Strictly by prior appointment only through DAVID BURR.

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



