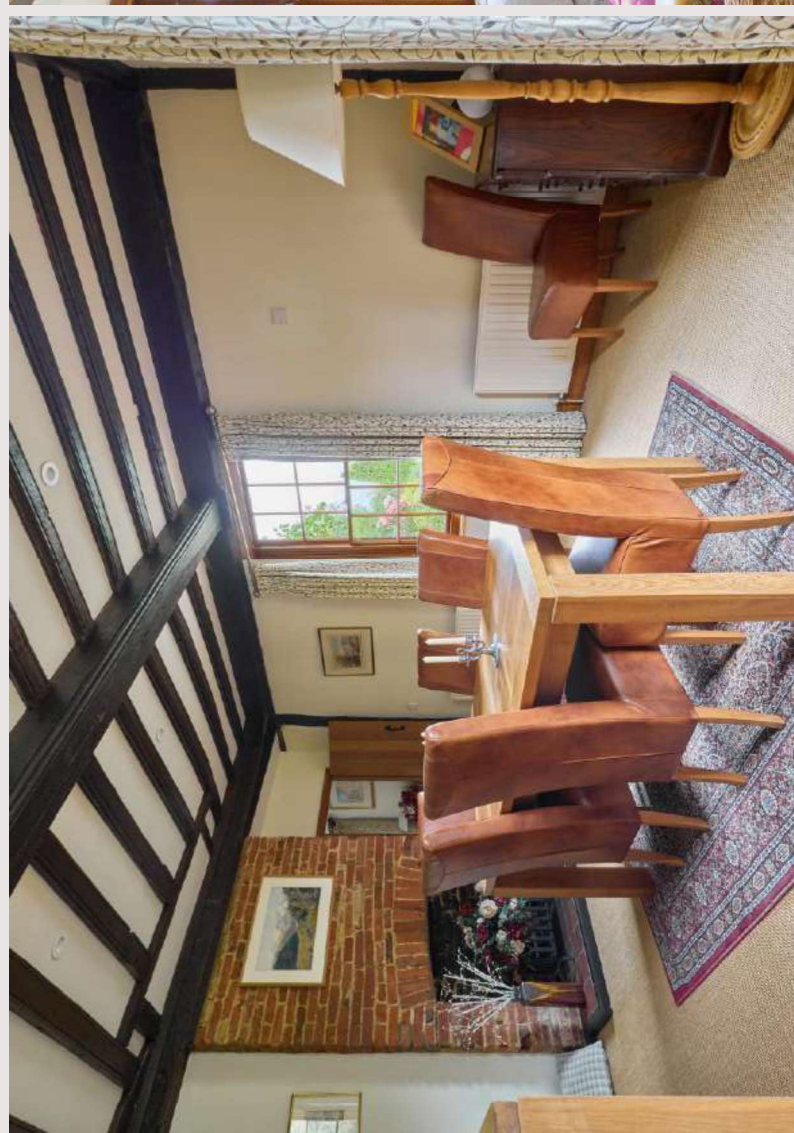




LAMBFAIR HOUSE  
COWLINGE, SUFFOLK

DAVID  
BURR

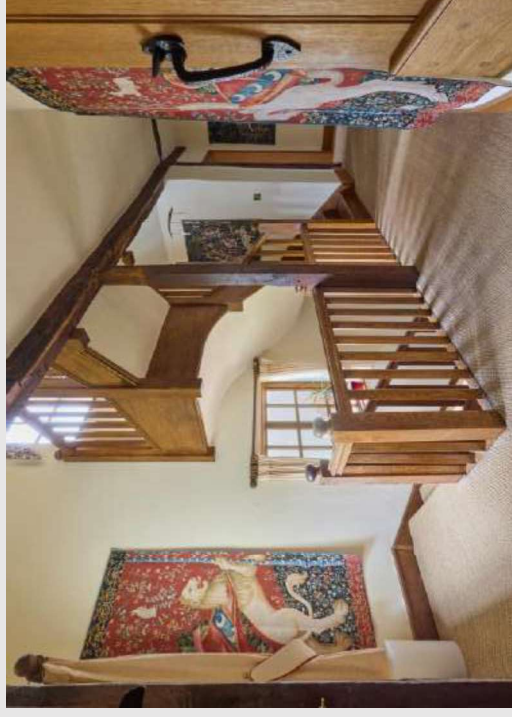


# DAVID BURR

## Lambfair House, Lambfair Green, Cowlinge, Suffolk, CB8 9HY.

Lambfair House is an attractive 16<sup>th</sup> Century,  
Grade II Listed Farmhouse situated in a quiet rural  
location, surrounded by open countryside.

- Stunning country house backing onto countryside
- Grade II Listed
- 3,800 sq ft living accommodation
- Elegant period features and high ceilings
- 5 reception rooms
- 6 bedrooms
- Welcoming entrance hall
- Inglenook fireplaces and moulded beams
- Extensive parking and double garage with additional storage
- Adjacent Victorian barn offering storage and annexe potential
- Mature gardens and paddocks measuring 3.25 acres
- Large storage barn and equestrian facilities
- Popular village, walking distance to the local public house.



## LOCATION

Set amidst the rolling landscapes of Suffolk, Cowlinge is a picturesque village that offers a tranquil rural lifestyle steeped in character and history. Known for its friendly community and traditional period homes, the village provides a serene retreat surrounded by beautiful countryside. Conveniently located close to the market towns of Haverhill and Newmarket, and within easy reach of Cambridge, Cowlinge perfectly balances peaceful village living with excellent transport links and amenities.

## THE PROPERTY

Lambfair House is an attractive 16th Century, Grade II Listed Farmhouse situated in a quiet rural location, surrounded by open countryside. Built in 1574, the property has retained a wealth of period features, including moulded beams, high ceilings, and inglenook fireplaces complemented by modern finishes. Further benefits include a range of useful outbuildings including a Victorian barn offering the potential for conversion into an annexe or additional living accommodation - stables, and a large storage barn.

All set within 3.2 acres of mature gardens and paddocks.

**POSTCODE:** CB8 9HY

**WHAT3WORDS:** [rejoin.reserve.intruders](https://www.what3words.com/rejoin.reserve.intruders)

**LOCAL AUTHORITY:** West Suffolk District Council.

**COUNCIL TAX:** Band G. (£3,747.02 per annum).

**TENURE:** Freehold.

## AGENT'S NOTES

- The property sits in a quiet, rural location on the edge of the village accessed by a single, country lane.
- The barns offer excellent potential to create an annexe, gymnasium or office and extensive storage for classic cars, machinery or stables etc.
- Overall, a unique country home offering a wide range of facilities for a family seeking an active lifestyle in the countryside.



## Ground Floor

**ENTRANCE HALL:** A spacious and welcoming hallway with attractive brick fireplace.

**DRAWING ROOM:** An impressive double-aspect room with high ceiling, exposed moulded beams, an inglenook fireplace with stove, and an oak staircase leading to the first floor.

**SITTING ROOM:** A lovely light double-aspect room, with a bay window overlooking the garden, and an inglenook fireplace with wood-burning stove.

**DINING ROOM:** Double aspect with high ceiling, exposed beams, and an outlook over the garden.

**KITCHEN/BREAKFAST ROOM:** The hub of the home, extensively fitted with a range of units set beneath granite and wooden worktops, with a double Belfast sink inset. Appliances include an Everhot range cooker, integrated fridge, and dishwasher. The kitchen opens through to a sitting and dining area, with a door leading to the rear.

**REAR LOBBY:** Leads to:

**SHOW ROOM:** Fitted with a W/C, wash basin, tiled shower cubicle, and heated towel rail.

**UTILITY ROOM:** With further units under worktops, a sink and drainer inset, plumbing for a washing machine, space for a tumble dryer, and additional fridge freezer, etc.

## First Floor

**LANDING:** Showcasing the impressive oak staircase leading to the second floor and exposed beams.

**PRINCIPLE BEDROOM:** Double aspect, with exposed beams and an outlook over the garden.

**EN SUITE (JACK & JILL):** Tastefully fitted with W/C, washbasin, bath with shower over, and storage cupboard.

**DRESSING ROOM/ BEDROOM 4:** With extensively fitted wardrobed and drawers.

**BEDROOM 2:** Double aspect, with an outlook over the gardens, storage cupboard, and fitted wardrobes.

**BEDROOM 3:** With an outlook to the front.

**CLOAKROOM:** W/C and wash basin.

**BATHROOM:** Fitted with a stylish white W/C, wash basin, bath with shower attachment, heated towel rail, and cupboard.

## Second Floor

**LANDING:** Leads to:

**BEDROOM 5:** Double aspect with exposed beams.

**BATHROOM:** Fitted with a W/C, wash basin, bath with shower attachment, and a heated towel rail.

**BEDROOM 6:** Double aspect with exposed beams and brickwork, and a storage cupboard.

## Outside

The property is situated down a quiet country lane, approached by double oak gates opening onto a sweeping gravel driveway, providing parking and turning for several vehicles, in turn leading to the outbuildings and **DOUBLE GARAGE**, with up-and-over door, light, and power connected.

## Victorian Barn

Located to the rear of the property, offering a great deal of potential for conversion into a variety of uses, including additional living accommodation, annexe, gymnasium etc.

The principal barn features large doors opening to an open-plan store room with stairs leading to a mezzanine first floor, with light and power connected. There are three adjacent store rooms which could be used as stables or for storage/workshops, with light and power connected. An external staircase leads above the **DOUBLE GARAGE** to the **STUDIO**, which is ideally suited for use as a gymnasium or home office. Adjacent to the driveway is a more modern **MACHINERY BARN** - ideal for plant storage and stabling - also with light and power connected, and leading out to the paddocks.

## The Gardens

The property sits well within its plot, surrounded by wonderful mature gardens, with large expanses of lawn interspersed with mature beds and borders, featuring box hedging, lavender and rose beds, a variety of specimen trees, and meandering path ways - enjoying a range of colour throughout the summer. South and west-facing paved terraces provide ideal spaces for al fresco entertaining. There is also a kitchen garden with vegetable beds in fruit cages, and a mature woodland filled with wild flowers - a haven for wildlife.

To the West of the driveway is a paddock with all-weather turnout and a field shelter, whilst opposite the property lies an additional paddock, with the grounds in all measuring 3.25 acres.

## 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.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Traditional brick and timber frame.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes Speed: Up to 49 mbps download, 8 mbps upload

**Phone signal:** Yes; Likely with all major providers.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org/>.

**SUBSIDENCE HISTORY:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None known.

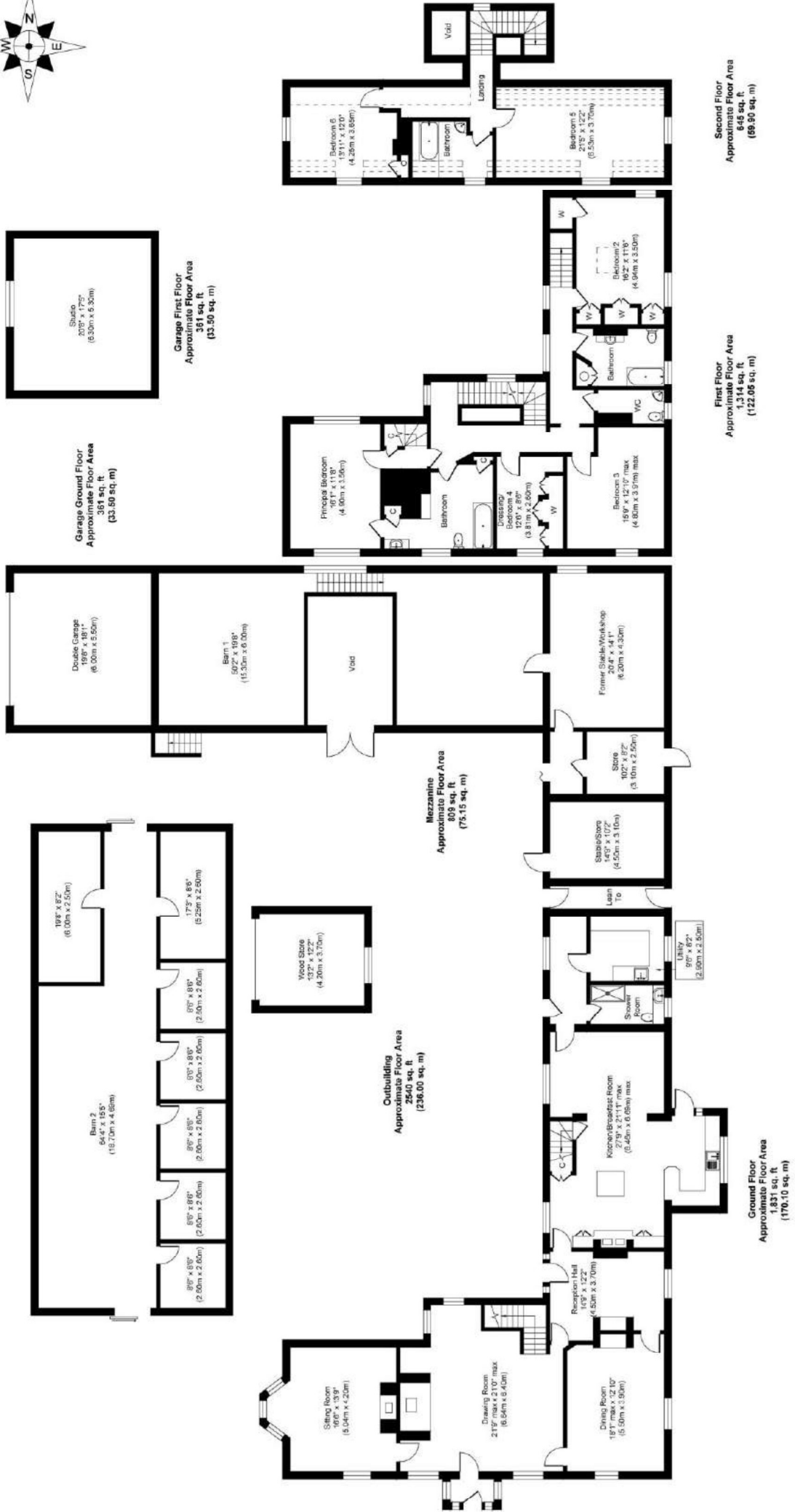
**RESTRICTIONS ON USE OR COVENANTS:** None known.

**FLOOD RISK:** Low.

**VIEWING:** 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.





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.

