



Church Street, Exning, CB8 7EH

CHEFFINS

Church Street

Exning,
CB8 7EH

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Guide Price £980,000

- Working Equestrian Facility
- Excellent Access to Newmarket Racecourse
- 2/3 Bedroom Cottage with Potential to Extend
- 25 Loose Boxes arranged around the Yard
- 5 Horse Walker, Lune Barn and Tack Room
- Paddocks & Land of 4.66 acres

An established equestrian working yard comprising a 2/3 bedroom cottage with potential to extend and improve, paddocks and land extending to approximately 4.66 acres and 8 traditional large clunch, flint and brick boxes. Additional features include further timber and block boxes, an attractive grade 2 listed Dovecote, a paddock pen and a loading ramp. The property is well located for the local Rossdales equine hospital and offers direct access to the horse walks leading to Newmarket training grounds.





LOCATION

EXNING is a delightful village 3 miles from Newmarket and the A14 providing access to Cambridge (13 miles) and Bury St. Edmunds (14 miles). There is a primary school, several public houses, a post office and local shops.

KITCHEN

A double aspect room with a pair of French entrance doors, range of fitted base and wall mounted kitchen units, tiled flooring.

LIVING ROOM

with arched period windows to the front, stairs leading to the first floor.

STUDY/BEDROOM 3**FIRST FLOOR****LANDING**

leading to;

BEDROOM 1

with built-in wardrobes, sloping ceilings.

BEDROOM 2

with sloping ceilings.

BATHROOM

with a bath, hand basin, low level WC.

OUTSIDE

The property is conveniently situated on the left hand side upon entering the village of Exning from Newmarket.

To the right hand side of the cottage is a driveway leading to a raised loading ramp and access to a working yard with 8 traditional large clunch, flint and brick boxes (measuring approx. 15'7 x 11'11 and 14'11 x 10.9), an 'L' shaped traditional block with 6 boxes (measuring approx. 15'1 x 10'9), a row of 3 timber boxes (measuring approx. 12 x 12) and a further row of 4 timber boxes to the rear (measuring approx. 12'2 x 12'2). A grade 2 listed Dovecote, lunge barn, tack room, feed room, a 5 horse walker. Land and post and rail Paddocks totalling approximately 4.66 acres.

The South Western end of the Paddocks is equestrian access through an underpass leading to Newmarket Heath and racecourse training grounds.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Detached Cottage with equestrian working yard

Property Construction - Brick and tiled roof.

Number & Types of Room - Please refer to the floorplan

Square Footage - 925.69

Parking - Driveway

Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Septic Tank

Heating sources - Boiler and radiators, mains gas

Broadband Connected - Yes

Broadband Type - Fibre to the Cabinet

Mobile Signal/Coverage - Indoor & Outdoor Good

Rights of Way - The neighbouring properties have a right of way on a horse across the track to get to the horse training grounds.

Listed - Dovecote Building is Grade 2 Listed


Conservation Area - Yes









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

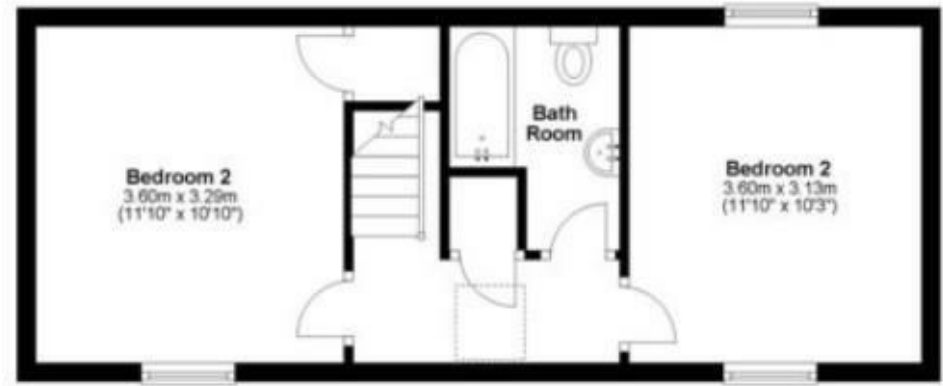
Guide Price £980,000
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 Local Authority - West Suffolk







Ground Floor



First Floor

Approx. gross internal floor area 88 sqm (950 sqft)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.