



Mill Lane, Cowlinge, CB8 9HZ

CHEFFINS

Mill Lane

Cowlinge,
CB8 9HZ

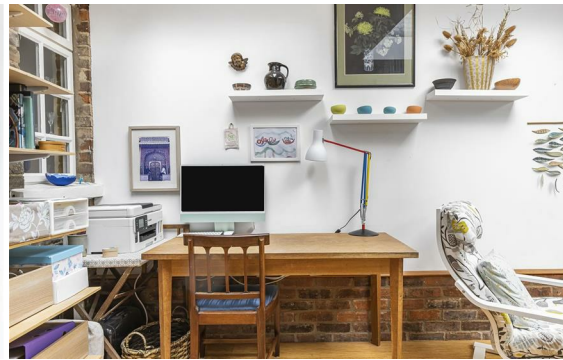
- Detached Period Property
- 4 Reception Areas
- 3 Bedrooms
- Exceptional Character
- Workshops & Garaging
- Delightful Established Gardens
- Superb Semi-Rural Location

An exceptional 3 bedroom detached former Manse House standing in an idyllic semi-rural location on the outskirts of the village. The property offers exceptional charm and character throughout with 3 reception rooms and a contemporary sun room, 3 bedrooms and a bathroom on the first floor and a kitchen, utility room and ground floor shower room. Additional features include a purpose built workshop to the rear, a large double garage and a further workshop and beautiful established cottage gardens.

 3  1  4

Guide Price £595,000





LOCATION

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 Stradishall. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, schools and restaurants and Wickhambrook (4 miles away) with a primary school, shop, post office and GP surgery.

ENTRANCE PORCH

An attractive triple aspect area, pair of French doors to the front and an ornate semi-circular glass window above.

ENTRANCE HALL

with stairs leading to the first floor, under stairs storage cupboard, parquet wood block flooring.

DINING ROOM

A double aspect room with a fireplace with cast iron grate and surround.

STUDY/BEDROOM 4

A double aspect room with a fireplace with cast iron grate and surround.

LIVING ROOM

with a fireplace with a wood burning stove, tiled hearth, pair of French doors leading to the Sun Room and a further door leading to outside.

SUN ROOM

A contemporary addition to the property with bamboo wood flooring, 2 roof lights and bi-folding doors leading to the rear garden.

KITCHEN/BREAKFAST ROOM

A double aspect room with a range of fitted units including an integrated Neff stainless steel oven and grill, Miele induction hob with extractor hood over, integrated freezer and slimline dishwasher, door leading to the garden.

UTILITY ROOM

with travertine tiled flooring, pair of French doors leading to the garden.

SHOWER ROOM/WC

with a tiled shower area, low level WC, hand basin.

WORKSHOP

accessed via the utility room, situated at the rear of the property.

FIRST FLOOR

LANDING

an attractive area with aspect to the front.

BEDROOM 1

A double aspect room with a fireplace with cast iron and grate.

BEDROOM 2

with sloping ceilings, airing cupboard housing hot water cylinder.

SHOWER ROOM

with a tiled shower cubicle, hand basin, low level WC, fireplace with cast iron grate and surround.

OUTSIDE

The property stands in an idyllic semi-rural location situated in Mill Lane. To the front of the property is an attractive garden with established hedge and mature trees, wrought iron railings and a pathway leading to the front entrance porch.

To the front of the house is a driveway with parking for 3 vehicles leading to a large double garage and workshop. An additional part of the garden to the right of the garages is currently used for growing fruit trees and could be changed into additional off road parking for several vehicles.

A pedestrian door adjoins the garage to the house and provides access to

truly delightful private gardens with an abundance of flower and shrub borders, mature trees and shrubs, paved patio areas and a large wildlife pond. At the South facing end of the garden is an attractive detached timber framed summerhouse and to the rear of the garaging is a vegetable garden with raised beds.

DOUBLE GARAGE & WORKSHOP

with wooden double doors to the front, pedestrian doors to both sides.

SALES AGENTS NOTES

Tenure - Freehold
Council Tax Band - D
Property Type - Detached House
Property Construction - Half brick with slate roof, half lath and plaster with tiled or slate roof
Number & Types of Room - Please refer to the floorplan
Square Footage - 1835
Parking - Garage & Driveway

Utilities / Services

Electric Supply - Mains
Water Supply - Mains
Sewerage - Mains
Heating sources - Oil fired central heating to radiators and wood burner in living room
Broadband Connected - Yes
Broadband Type - Fibre to the cabinet
Mobile Signal/Coverage - Likely












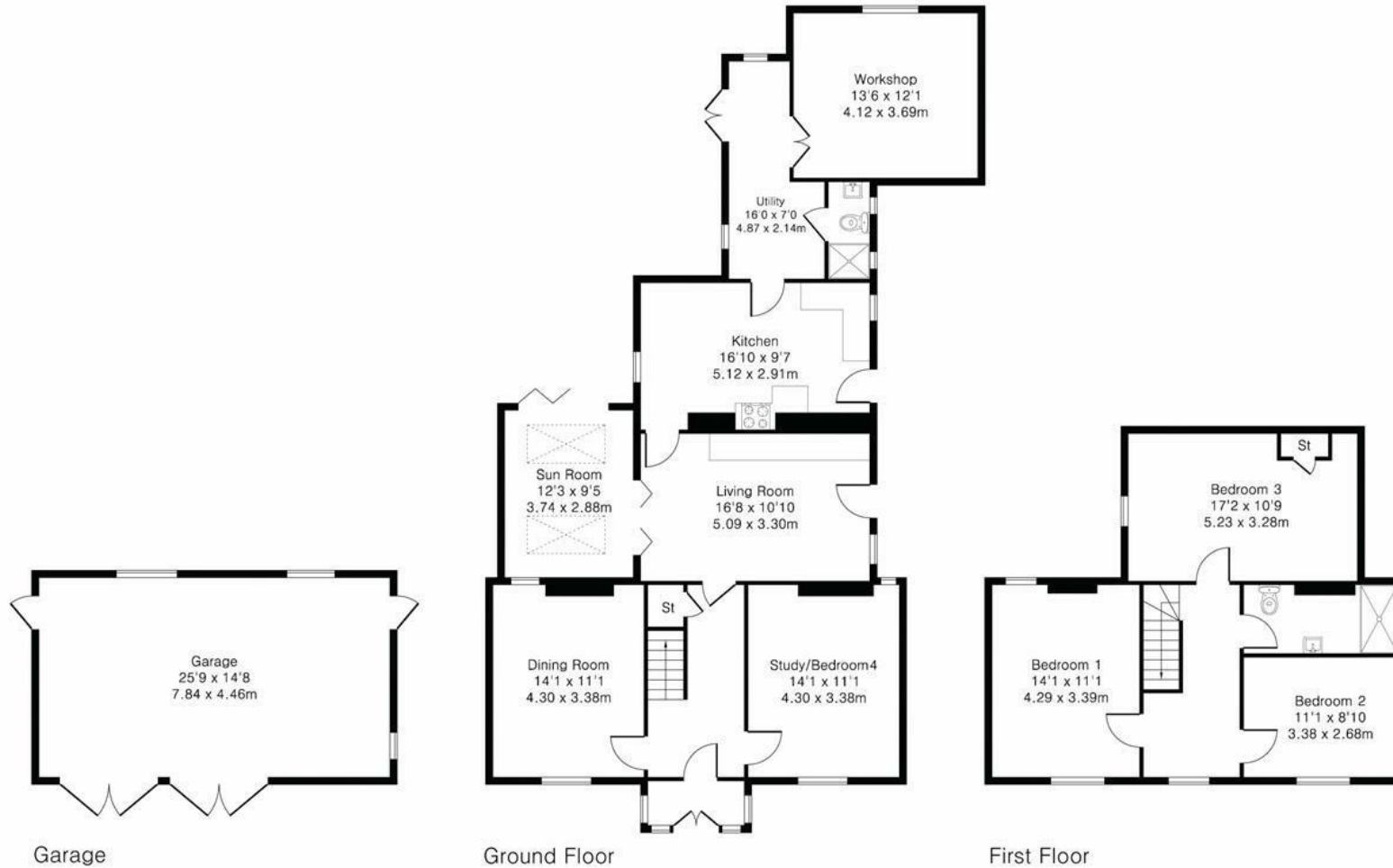
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 Local Authority - West Suffolk



Approximate Gross Internal Area 1835 sq ft – 170 sq m
 Ground Floor Area 1228 sq ft – 114 sq m
 First Floor Area 607 sq ft – 56 sq m
 Garage Area 376 sq ft – 35 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.