



**Batchelors Hall,
Kirtling**

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Batchelors Hall, Malting End, Kirtling, CB8 9HH

Kirtling is a historic and picturesque village offering a charming rural lifestyle. The village features a traditional pub, two churches, a vibrant village hall, and access to beautiful countryside walks. Conveniently located just 5 miles from Newmarket and around 18 miles west of Cambridge, Kirtling enjoys excellent connectivity, with commuter rail links available nearby at Dullingham and Newmarket.

This substantial 4,000 sq ft detached Grade II listed farmhouse, situated in a sought-after village, is set within approximately 8 acres of paddocks. The property offers a wide range of equestrian facilities, including a horse walker, arena, 11 loose boxes, and various barns, while the farmhouse itself has retained many original period features, including exposed fireplaces, timbers, and other character features. In all, about 8 acres.

A substantial detached Grade II listed Farmhouse with a range of equestrian facilities, set within 8 acres.

Ground Floor

Entrance into the:

ENTRANCE HALL A spacious and welcoming hallway with pamment flooring, exposed beams, and stairs rising to the first floor.

DRAWING ROOM An impressive triple-aspect room featuring an attractive curved open fireplace, French doors with views to the gardens, and a door leading to the front lobby.

DINING ROOM Double-aspect, with a large inglenook fireplace and an outlook over the gardens.

KITCHEN / BREAKFAST ROOM Extensively fitted with a range of units under worktops, with a stainless-steel sink and drainer inset. Appliances include a four-ring electric hob, oven, and dishwasher, while there is also a boiler serving the radiators. Glazed door to the garden and open to the:

SNUG A charming room featuring an inglenook fireplace with wood burner and exposed beams.

UTILITY ROOM Double-aspect, with a range of units under worktops, a stainless-steel sink and drainer, plumbing for a washing machine, space for a fridge/freezer, and an additional fridge.

STUDY Double-aspect, with exposed beams and a door leading to the rear.

LOBBY With tiled flooring and a door leading to the boot room and garden beyond.

SHOWER ROOM With a WC, wash basin, and tiled shower cubicle.

First Floor

A spacious landing features exposed beams and provides ample space for an occasional study area.

MASTER BEDROOM A delightful double-aspect room enjoying views to the front and rear, with a walk-in closet.

DRESSING ROOM With built-in wardrobes, leading through to the:

EN SUITE Fitted with a WC, wash basin, and bath with a shower attachment over.

BEDROOM 2 A spacious room with an outlook to the front.

BEDROOM 3 A charming room with exposed beams, featuring a large dressing area with a fitted wardrobe and open studwork through to the bedroom, with an outlook to the rear.

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

Second Floor

LANDING AREA Leading to:

BEDROOM 4 Double-aspect, with fitted wardrobes and an outlook over the paddocks.

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BEDROOM 5 Double-aspect, with a fitted wardrobe.

BEDROOM A cosy room set within the eaves, with built-in storage, a wardrobe, and double-aspect outlook over the grounds.

BATHROOM Fitted with a WC, wash basin, and bath.

Outside

The property is situated in a quiet location, approached by a sweeping gravel driveway with an electric five-bar gate, providing parking and turning for several vehicles, leading to the property and stable yard beyond. To the front are lawned gardens with beds and borders, trees and shrubs, leading to the west side of the property, which features a paved dining terrace and further garden overlooking the paddock. Equestrian facilities are an asset to the property and comprise numerous **PADDOCKS, A HORSE WALKER, ARENA, and VARIOUS OPEN SHELTERS and STORES**, at the heart of which is the stable yard and outbuildings.

THE STABLE YARD Large double doors open to a covered central yard, with light and power connected, featuring 11 loose boxes and a tack room. A door leads through to another covered area, ideal for vehicles, and an open-sided barn with two lockable store rooms to the rear. Adjacent is another timber-framed barn, ideal for storage or the potential to convert into an annexe, subject to the necessary planning consents, with further storage to the side.

In all, about 8 acres.

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. Note: Solar panels on barn provide income for the property.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND G. (£3,875.30 per annum)

EPC N/A

TENURE Freehold.

CONSTRUCTION TYPE Brick & timber frame with rendered finish and partial cladding under tiled roof.

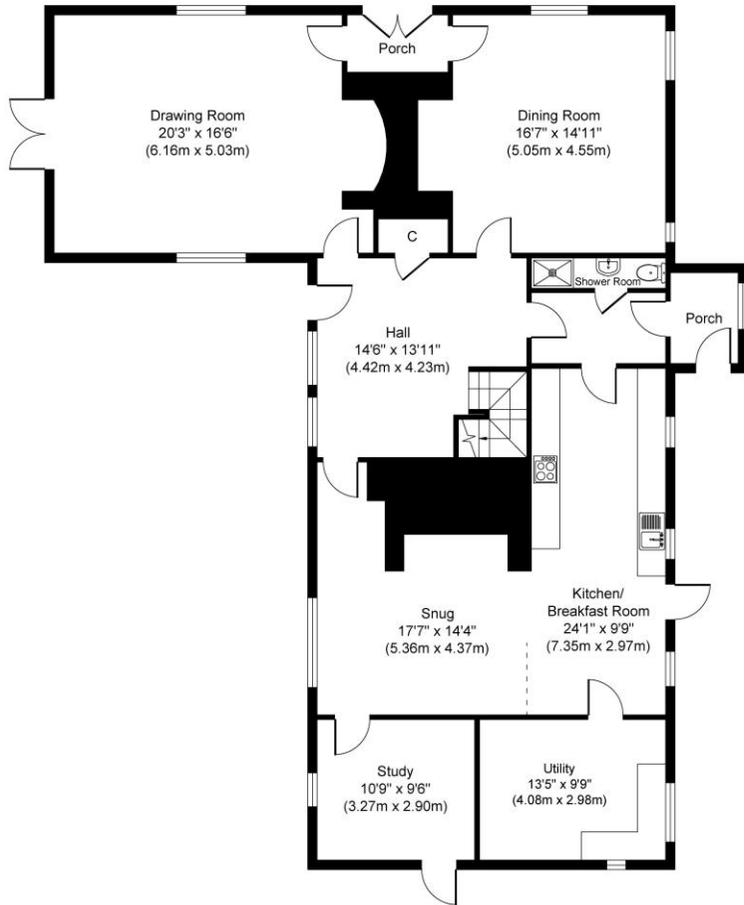
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS froth.champions.nozzles

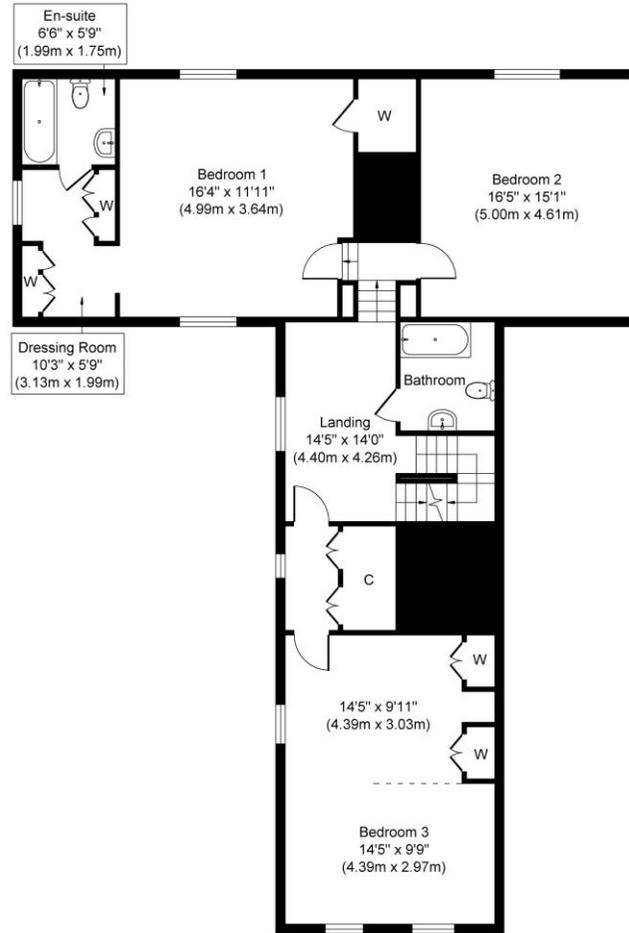
VIEWING Strictly by prior appointment only through DAVID BURR.

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.

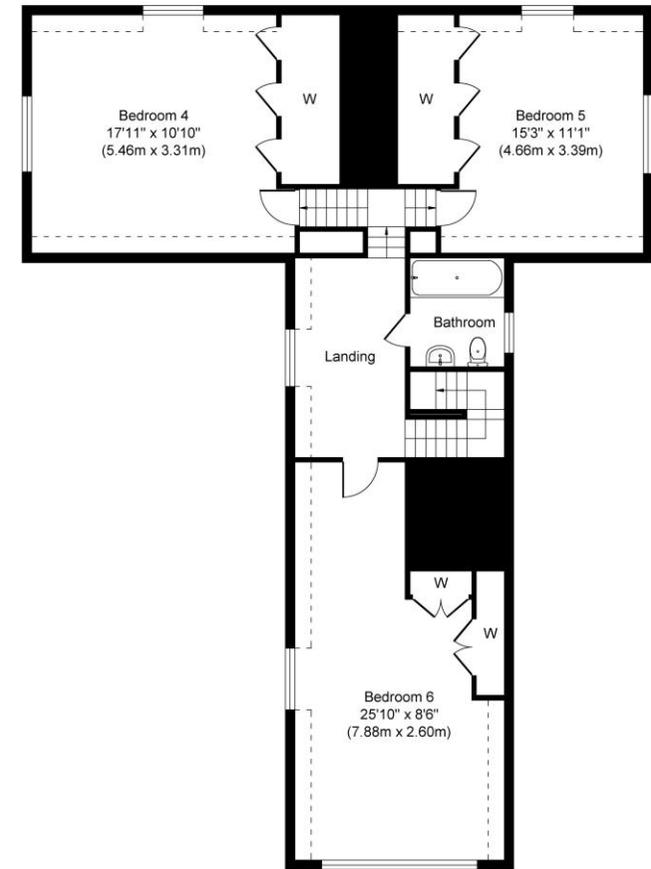




Ground Floor
 Approximate Floor Area
 1775 sq. ft
 (164.88 sq. m)



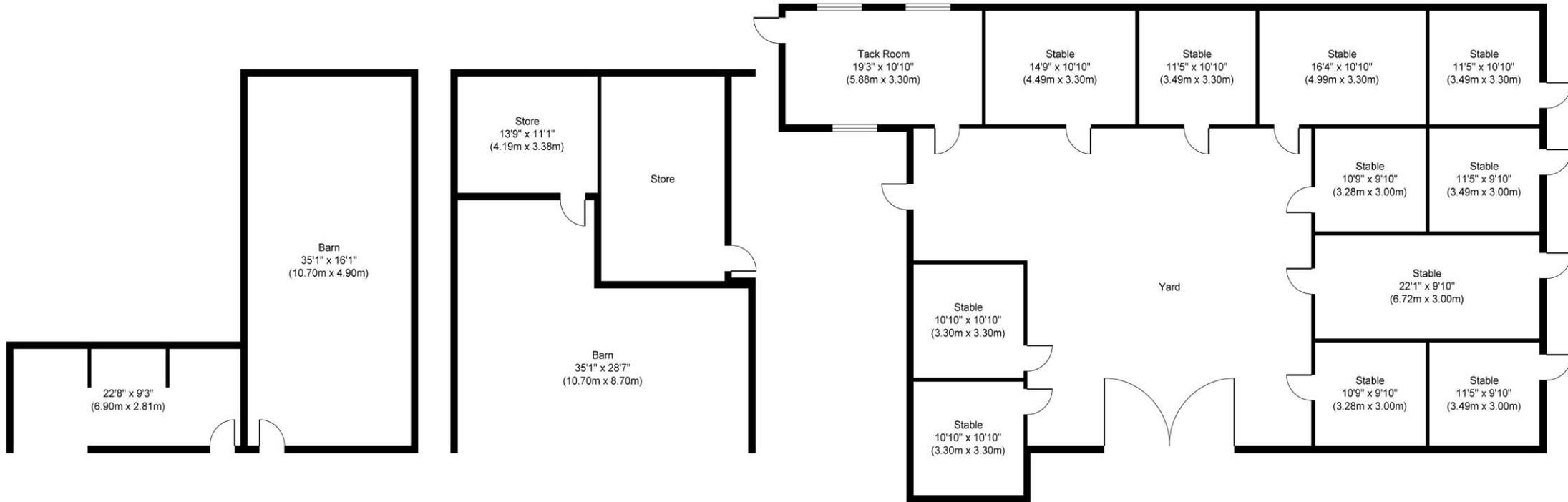
First Floor
 Approximate Floor Area
 1331 sq. ft
 (123.69 sq. m)



Second Floor
 Approximate Floor Area
 1331 sq. ft
 (123.69 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.



Outbuildings
Approximate Floor Area
4476 sq. ft
(415.85 sq. m)

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