



**The Thatches, 101 North Street,
Burwell**

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The Thatches, 101 North Street, Burwell, CB25 0BB

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities to include pubs, restaurants, shops, medical centre, hairdressers, schools, church and recreational facilities. A wider range of amenities are available in nearby Newmarket which is approximately 4 miles from the village and which provides rail links to both Cambridge and London.

The Thatches is a charming Grade II listed cottage dating in part to the 17th century (circa 1610), set in a picturesque position backing onto Burwell Lode. Retaining a wealth of period features, the property has been sympathetically enhanced to blend historic character with modern comfort, offering over 2,200 sq ft of flexible accommodation. Further benefits include mature gardens with fishing and mooring rights extending to approximately 0.33 acres, together with a 36ft detached barn and timber outbuildings offering conversion potential, subject to the necessary consents.

A charming Grade II listed early 17th-century cottage, blending period character with modern comfort, set within over 0.33 acres backing onto Burwell Lode.

Ground Floor

STORM PORCH Entrance door leading to the:

DINING ROOM A characterful room featuring an inglenook fireplace with timber bressummer and wood-burning stove set on a raised brick hearth, together with exposed ceiling beams, partially panelled walls, brick flooring, stairs rising to the first floor, and doors leading to the kitchen, small inner corridor, and the:

DRAWING ROOM An impressive reception room with exposed wall and ceiling timbers, fireplace, alcove with storage cupboard and shelving, and an additional shelved storage cupboard.

KITCHEN / BREAKFAST ROOM A contemporary, light and airy kitchen extensively fitted with a range of base units and drawers beneath granite work surfaces with ceramic tiled splashbacks. Features include a Villeroy & Boch corner sink unit with mixer and filtered water taps, Lacanche gas range cooker with Neff extractor above, integrated Neff dishwasher, fridge and freezer, solid oak flooring, and door leading to the:

INNER HALL With solid oak flooring, radiator, cloak cupboard, cupboard with plumbing for a washing machine and space for a tumble dryer, and stairs rising to the first floor.

CLOAKROOM Fitted with a WC, hand basin, spotlight, and cupboard housing the gas-fired boiler.

BEDROOM 5 / FAMILY ROOM / SITTING ROOM A versatile reception room featuring a fireplace, solid oak flooring, and door leading to the outside.

First Floor

LANDING 1 With a storage cupboard.

BEDROOM 1 With recessed spot lighting, storage cupboard, and radiator.

BATHROOM Comprising a traditional white suite with WC, hand basin with mixer tap and cabinet below, corner bath with mixer tap and shower attachment, and storage cupboard.

LANDING 2 With beams to vaulted ceiling and shelved airing cupboard housing insulated hot water cylinder.

BEDROOM 2 With built-in double wardrobe and timber flooring.

BEDROOM 3 With exposed timbers and built-in wardrobe.

BEDROOM 4 / OFFICE With exposed timbers, wall light point, and walk-in wardrobe/storage area.

FAMILY BATHROOM Comprising a traditional white suite with WC, wash basin, panelled bath with separate shower over, part timber panelling to walls, exposed timbers, and radiator/heated towel rail.

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Outside

Approached via a gravelled area providing off-road parking, which in turn leads to a five-bar gate opening onto a beautifully stocked and manicured garden with lawn, various flower and shrub beds, exterior lighting and an outside tap.

There is a **DETACHED BARN** (36' x 12'4") with light and power connected, ideal for a variety of uses such as storage, a workshop or working from home. Two former timber-framed stables offer potential for additional accommodation, subject to the necessary planning consents.

To the rear of the barn is a further area of lawn, fully enclosed by mature trees and hedging, with established wildflower and shrub beds. A further orchard area and barked path lead to a variety of mature fruit trees and a wooded area with access to Burwell Lode, benefiting from mooring and fishing rights.

Agent's Note: The thatch was repaired, re-ridged and re-wired in 2025.

SERVICES Gas 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 East Cambridgeshire District Council

COUNCIL TAX BAND E. (£2,896.34 per annum)

TENURE Freehold.

CONSTRUCTION TYPE Plaster, timber frame and clunch construction with a roof mainly of thatch, with peg tiles and slate in part.

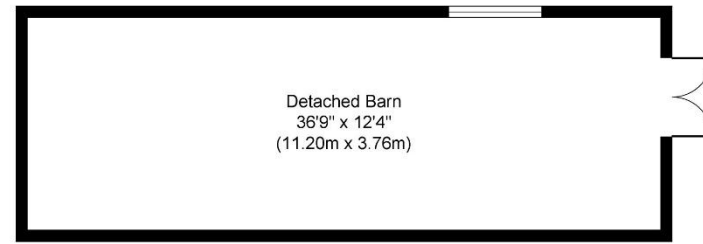
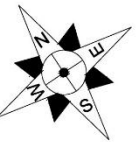
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS tribune.tops.steady

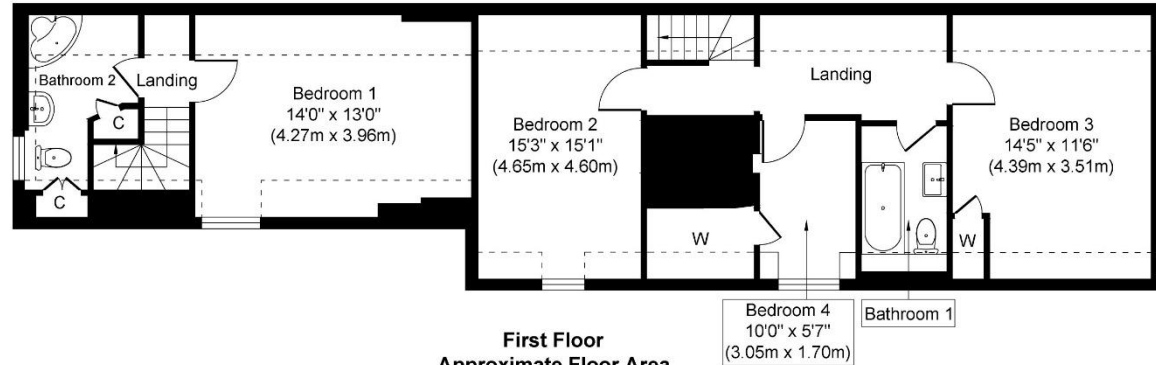
VIEWING Strictly by prior appointment only through DAVID BURR.

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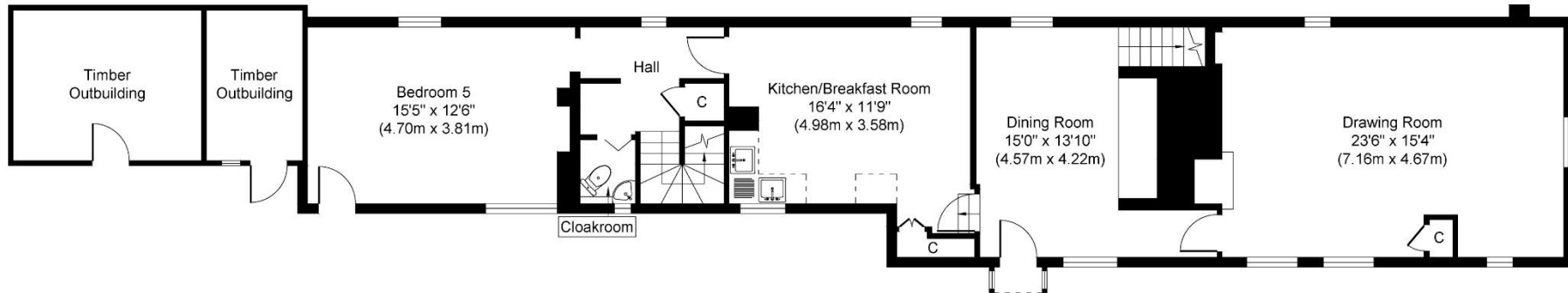




Barn
Approximate Floor Area
453 sq. ft
(42.11 sq. m)



First Floor
Approximate Floor Area
908 sq. ft
(84.31 sq. m)



Ground Floor
Approximate Floor Area
1335 sq. ft
(124.00 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.

