



**17-19 Brookside,
Moulton**

**DAVID
BURR**





17-19 Brookside, Moulton, CB8 8SG

Moulton is situated near the border of Suffolk and Cambridgeshire, about 3 ½ miles east of the world-renowned racing town of Newmarket and 11 miles west of Bury St Edmunds. The village is ideally situated close to Kennett and Newmarket railway station, the latter offering a 20-minute commute into Cambridge. The river Kennett flows through the village and is spanned by a 15th Century “pack horse” bridge. Moulton is a thriving village with a community Hall, Post Office and shop, recreational facilities and a reputable public house/restaurant.

This charming, Grade II listed detached, thatched property is situated in one of the area's most sought-after village in the heart of Moulton. The property, which requires extensive modernisation, offers potential purchasers a wonderful opportunity to create a substantial period home set within large, mature gardens measuring 0.68 of an acre, with an additional paddock available beyond, which in total would create a plot measuring 1.35 acres.

A substantial detached property in need of renovation, set within 0.68 of an acre, with additional land available.

Ground Floor

DRAWING ROOM Double aspect, featuring an attractive inglenook fireplace with a former bread oven, exposed beams and storage cupboard, and stairs rising to the first floor.

SITTING ROOM A charming double aspect room featuring a wood-burning stove with cupboards to the side (set within the former inglenook fireplace), with exposed beams and stairs rising to the first floor.

KITCHEN 1 Triple aspect, with units under worktops, a sink inset and exposed timbers.

CONSERVATORY Located on the south side of the property, with French doors to the front and rear.

STUDY HALL A useful area with outlook to the front.

KITCHEN 2 Forming part of the more recent extension, with units under worktops, a sink and drainer inset, oven and four-ring hob, plumbing for a washing machine and space for a tumble dryer, with stairs rising to the first floor and doors to the front and rear.

CLOAKROOM WC, wash basin and panelled bath.

First Floor

There are three staircases leading to the first floor.

BEDROOM 1 Double aspect, with exposed fireplace and beams and stairs leading down to the ground floor.

SHOWER ROOM / NURSERY With a tiled shower cubicle, hanging rail and outlook to the front.

BEDROOM 2 Double aspect, with two sets of fitted cupboards.

BEDROOM 3 Double aspect.

BEDROOM 4 Double aspect.

CLOAKROOM With WC, wash basin and former mullioned window.

BEDROOM 5 / OFFICE Within the recent extension, enjoying a double aspect and built-in bookcases.

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Outside

The property sits along the highly regarded Brookside in the heart of the village, just a short walk to the pub, shop, church and village green.

The property sits back from the road, with two gated entrances offering the potential for a carriage driveway, ample parking and a garage, subject to the necessary planning consents.

The property sits within large, mature gardens extending to 0.68 of an acre, which, like the property, require some investment and currently offer an extensive array of trees and shrubs and various outbuildings, some of which may well contain asbestos.

Beyond the garden is the paddock and woodland measuring 0.67 of an acre, which is available by separate negotiation, offering the potential for the total plot to measure 1.35 acres.

AGENTS NOTES The property requires extensive modernisation, which will include a degree of structural repairs. A survey has recently been commissioned by James Aldridge Surveyors in Bury St Edmunds and is available upon request.

SERVICES Electric 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 West Suffolk Council

COUNCIL TAX BAND G. (£3,910.75 per annum)

EPC TBC.

TENURE Freehold.

CONSTRUCTION TYPE Timber framed under thatched roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 75 mbps download, up to 20 mbps upload. Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS backward.school.sidelined

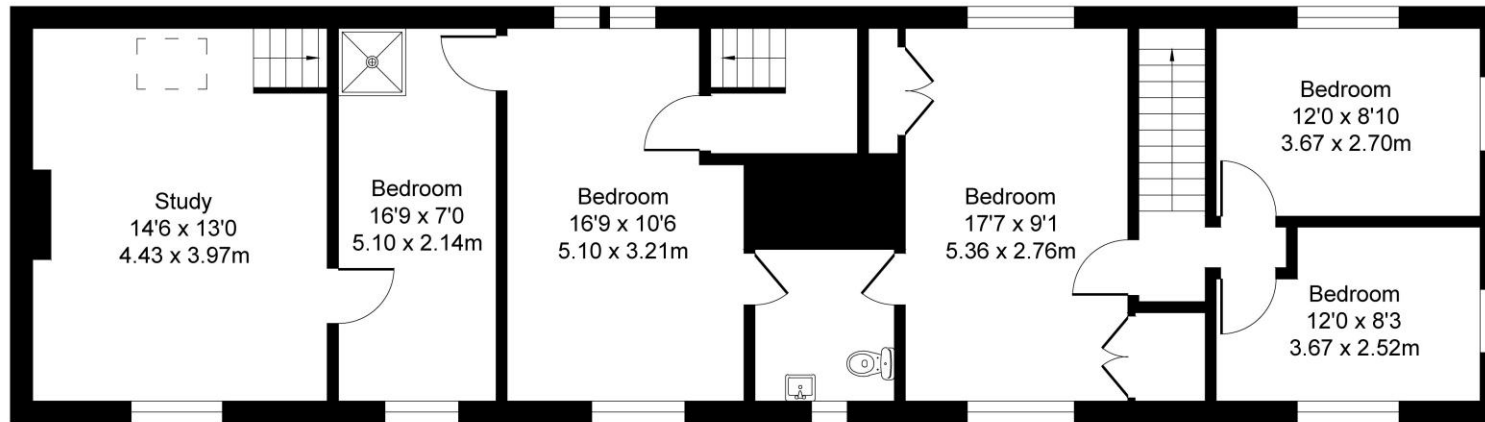
VIEWING Strictly by prior appointment only through DAVID BURR.

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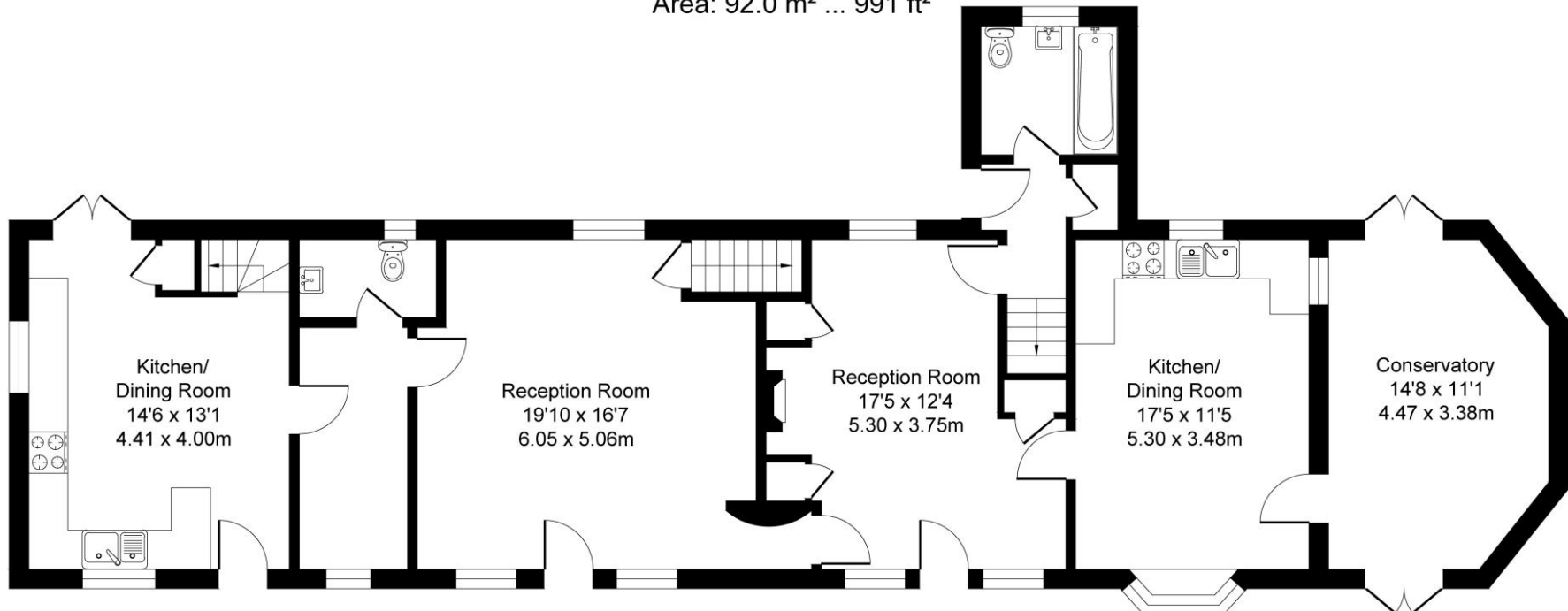
First Floor

Area: 68.0 m² ... 732 ft²



Ground Floor

Area: 92.0 m² ... 991 ft²



Total Area: 160.0 m² ... 1723 ft²

All Measurements are approximate and for display purposes only

