



**OLD COLLEGE HOUSE  
COWLINGE, NEWMARKET**



DAVID  
BURR

# Old College House, Queen Street, Cowlinge, Newmarket, Suffolk, CB8 9QB.

Old College House is an attractive former school house situated in a quiet village location set within 6.9 acres.

- Magnificent 6-bedroom former school house
- In excess of 4,000 sq. ft of accommodation.
- Elegant period features and high ceilings
- Wonderful kitchen/dining/living room
- 5 reception rooms
- Stunning vaulted reception room
- Impressive Master suite
- Annexe potential
- Heated swimming pool
- Extensive parking
- Stable yard and tack room
- Paddocks and menage
- Garage and cart lodge
- South facing rear garden
- Quiet village location within walking distance of the public house



## 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 Wickhambrook. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

## THE PROPERTY

A beautifully restored Victorian former school house dating from 1867, offering over 5,000 sq ft of accommodation and outbuildings alongside exceptional equestrian facilities set within 6.9 acres in a picturesque Suffolk village.

The property offers tastefully presented living accommodation, including a particularly impressive vaulted reception room, with the added benefit of a heated swimming pool, stable block, arena, and extensive paddocks.

**In all, about 6.9 acres**

**POSTCODE:** CB8 9QB

**WHAT3WORDS:** husky.newspaper.poodle

**LOCAL AUTHORITY:** West Suffolk Council.

**COUNCIL TAX BAND G.** (TBC per annum)

**TENURE:** Freehold.

## AGENT'S NOTES

- **The property enjoys wonderful, south facing gardens with a swimming pool.**
- **The Equestrian facilities include paddocks, a stable block and arena.**
- **The property has been extensively updated in recent years blending period charm with luxurious modern finishes.**
- **Stunning triple-aspect kitchen/dining/living room with bi-fold doors to the garden and pool**
- **Mature orchard with apple, pear, cherry and plum trees**



## Ground Floor

Entrance into the:

**ENTRANCE HALL** A spacious and welcoming hallway with herringbone flooring, stairs rising to the first floor, with a cupboard under.

**SITTING ROOM** A light, double-aspect room featuring a wood-burning stove and French doors opening to the garden.

**DRAWING / DINING ROOM** The original school room, this stunning 30ft room enjoys a vaulted apex ceiling showcasing exposed timbers, enjoying a double-aspect outlook, an open fireplace, and French doors opening to the rear.

**KITCHEN / DINING / LIVING ROOM** The hub of the home, enjoying a triple-aspect outlook over the gardens, with bi-fold doors opening to the terrace and swimming pool. The kitchen is fitted with a bespoke, handmade Baker & Baker kitchen under granite worktops, with a double Belfast sink inset. Appliances include a Rangemaster six-ring cooker, integrated fridge, dishwasher, and wine cooler, along with a breakfast bar and pantry. The dining area features bi-fold doors, and the sitting area has French doors opening to the garden. Underfloor heating.

**STUDY** Beautifully fitted with built-in bespoke bookcases and window shutters.

**INNER HALLWAY** Featuring a boiler cupboard.

**CLOAKROOM** WC and wash basin.

**REAR HALLWAY** With a door leading to the driveway, inner vestibule, and stairs rising to the first floor, with a cupboard under.

**RECEPTION** A charming, double-aspect room currently used as a gym, featuring an open fireplace and exposed wooden floorboards.

**PLAYROOM** Double-aspect, featuring an open fireplace and French doors opening to the rear terrace.

**UTILITY** Fitted with units under worktops with a Belfast sink inset, Rayburn stove, plumbing for a washing machine, space for a fridge/freezer, and a walk-in cupboard housing the second boiler.

**REAR LOBBY** With pamment tiled flooring and a stable door to the garden.

**SHOWER ROOM** Featuring a WC, wash basin, tiled shower cubicle.

## First Floor

The first floor is divided into two areas at either end of the house, with three bedrooms on each side.

**LANDING** With airing cupboard and door leading to:

**MASTER BEDROOM** Part of the recent extension, this impressive room features a dressing room with bespoke Baker & Baker cabinetry, including fitted wardrobes and drawers, leading through to the bedroom. The bedroom enjoys a vaulted ceiling, filling the room with natural light via full-height windows and a Juliet balcony overlooking paddocks to the rear. Underfloor heating.

**EN SUITE** With a WC, two wash basins, a freestanding copper bath with shower attachment, tiled shower cubicle, and a heated towel rail. Underfloor heating.

**BEDROOM 2** Outlook to the front.

**EN SUITE** White WC, wash basin, bath with shower over, and a heated towel rail.

**BEDROOM 3** Outlook to the rear, walk-in wardrobe.

**EN SUITE** Fitted with a WC, wash basin, tiled shower cubicle, and a heated towel rail.

## Second Floor

**LANDING** Featuring an airing cupboard.

**BEDROOM 4** Double bedroom, featuring two wardrobes.

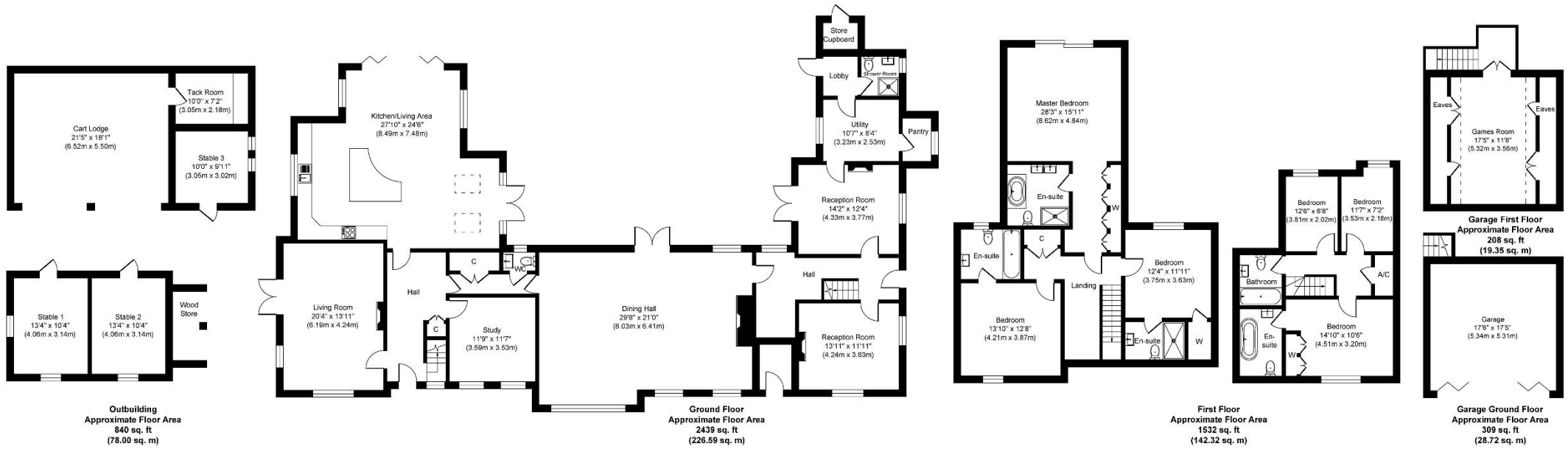
**EN SUITE** Fitted with a classically styled suite, comprising a white WC, wash basin, rolled top bath with shower attachment over.

**BEDROOM 5** Outlook to the rear.

**BEDROOM 6** With feature fireplace and outlook to the rear.

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





**Main House Floor Area 3971 sq. ft / 368.91 sq. m**  
**Games Room Floor Area 208 sq. ft / 19.35 sq. m**  
**Garage Floor Area 309 sq. ft / 28.72 sq. m**  
**Outbuilding Floor Area 840 sq. ft / 78.00 sq. m**  
**Total Area 5328 sq. ft / 494.98 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.

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