



Marsh Stables, Church Street, Exning, Newmarket, Suffolk

Pocock + Shaw

Marsh Stables  
Church Street  
Exning  
Newmarket  
Suffolk  
CB8 7EH

A charming 2 bedroom period cottage set within approximately 4.5 acres of land, including established paddocks, and positioned on the edge of a sought-after village. The cottage is complemented by a well-appointed equestrian yard, offering significant potential for alternative or enhanced use (subject to obtaining the necessary planning consents).

Guide Price £825,000



**Location** Exning lies immediately to the north of Newmarket town boundary and offers a range of facilities including shops, nursery school, primary school, post office, public houses together with a regular bus service. There is easy access to the A14 dual carriageway which interconnects with many of the region's principal traffic routes with Cambridge and Bury St Edmunds both some 13 miles distant.

Equestrian facilities include eight attractive clunch stables, 13 additional loose boxes, a five-horse walker, and a lunge barn. Further outbuildings include a distinctive Grade II listed dovecot, adding considerable character and heritage appeal. Approximately 3.8 acres of paddocks are located to the rear of the property, providing grazing. Altogether, this is a rare opportunity to acquire a period home with equestrian facilities in a popular village-edge location, offering both lifestyle appeal and future potential.

### **Cottage accommodation comprises;**

#### **Entrance porch**

#### **Snug/office**

**Kitchen/dining room** a double aspect room with range of fitted base and wall mounted units, space for freestanding oven with extractor hood over, tiled flooring, pair of glazed entrance doors.

**Living room** with a pair of arched windows to the front aspect, stairs leading to the first floor, wood effect laminate flooring.

#### **First floor landing**

**Bedroom 1** with sloping ceilings, exposed ceiling beams, fitted wardrobes, dormer window to the front and Velux window to the rear.

**Bedroom 2** with sloping ceilings, dormer window to the front and Velux window to the rear.

**Bathroom** with bath hand basin and low level WC, Velux window to the rear aspect.

**Outside** To the rear of the cottage is a sheltered yard with 8 traditional large clunch, flint and brick boxes (measuring approx. 15'7 x 11'11 and 14'11 x 10.9), an 'L' shaped traditional block with 6 boxes (measuring approx. 15'1 x 10'9), a tack room and feed room and a row of 3 timber boxes (measuring approx. 12' x 12').

A further row of 4 timber boxes to the rear (measuring approx. 12'2" x 12'2") stands adjacent to an attractive grade 2 listed Dovecote and a path leads to a lunge barn and a 5 horse walker. A loading ramp is located next to the driveway entrance.

An area of paddocks south of the yard and stables provides a turnout facility, and extend to 3.8 acres.

**Tenure** The property is freehold.

**Services** Mains water, gas and electricity are connected. The property is not connected to mains sewerage.

The property is in Exning conservation area and is in a low flood risk area.

The property has a registered title.

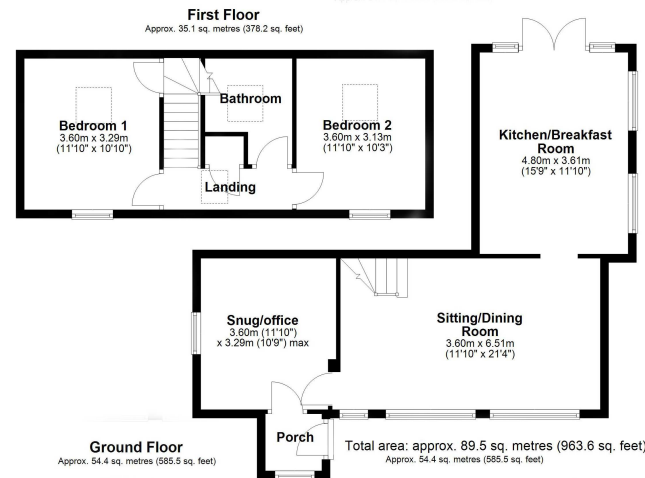
Internet connection, basic: 17Mbps, Superfast 119Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available. EPC: E

**Council Tax** D West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested