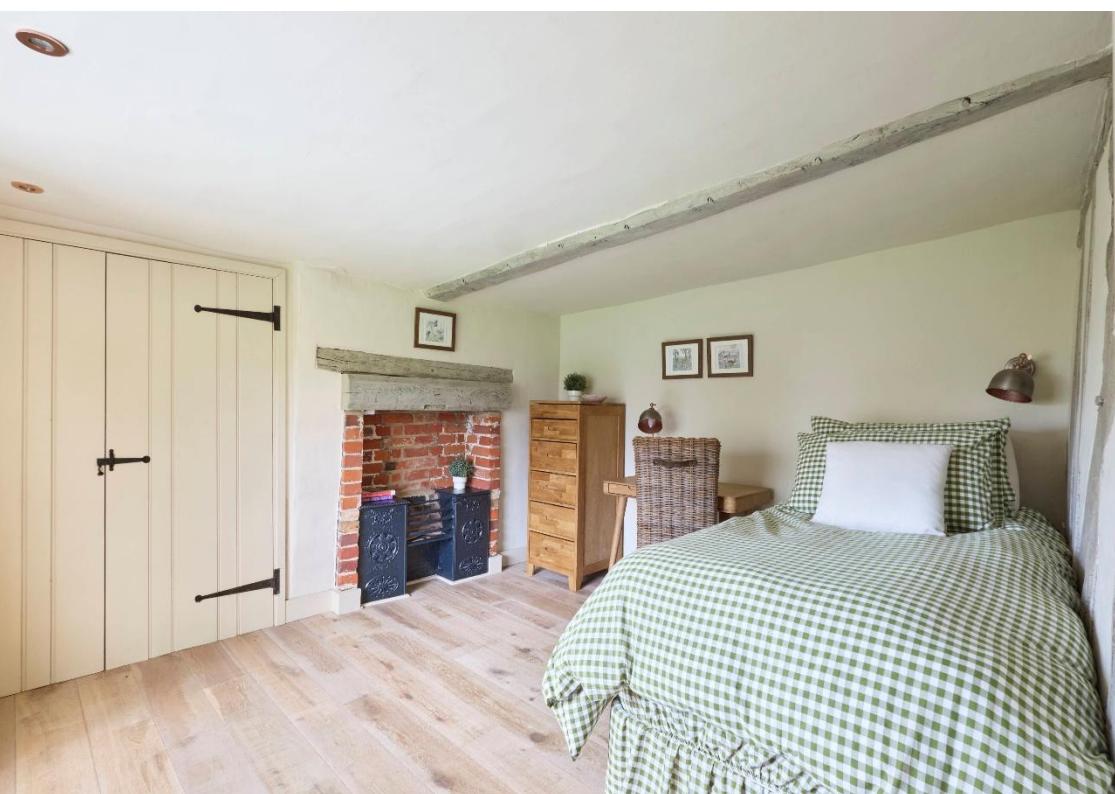
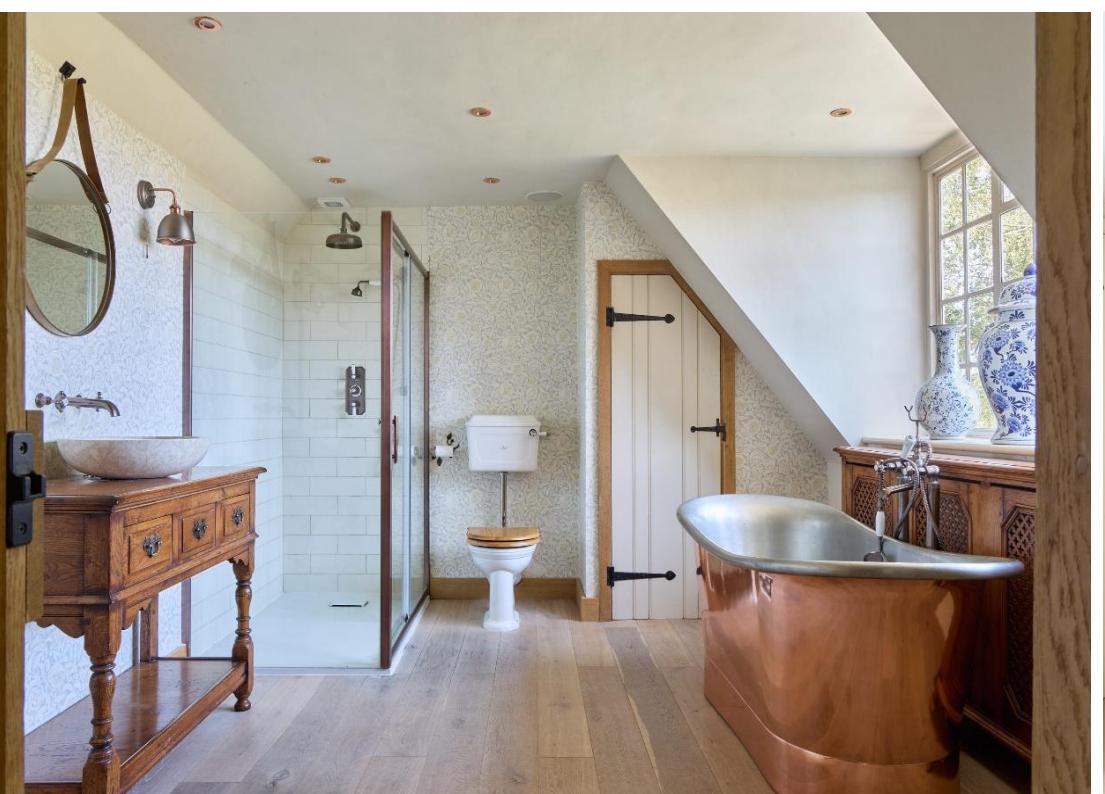




Church Farm
Cowlinge, Suffolk

DAVID
BURR





Church Farm, Newmarket Road, Cowlinge, CB8 9QA

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

A beautifully presented, period home with detached annexe situated in a quiet, village location. Having undergone a comprehensive programme of improvements the property enjoys immaculate rooms with exposed timbers and period features and includes a stunning open plan / kitchen / family room, 2 further reception rooms, 4 / 5 bedrooms and a superb detached 2-bedroom annexe. Externally the property stands on the outskirts of the village with sensational views over open countryside with the gardens measuring over 0.8 acre. Complete with garaging and ample parking.

Church Farm is a delightful, recently renovated grade II listed family home dating back to the 17th century with charming character and accommodation in total measuring over 3000 sq ft.

Ground Floor

ENTRANCE HALL A spacious and welcoming room with oak flooring, stairs rising to the first floor and window and door to front aspect.

SHOWER ROOM A charming room featuring a wood burner, oak flooring and doors opening to the garden and countryside beyond.

SITTING ROOM Open fireplace, oak flooring and window and door to front aspect open plan through to:

DINING ROOM Open fireplace, oak flooring and window and door to front aspect open plan through to:

KITCHEN / FAMILY ROOM A stunning, reimagined open-plan space, thoughtfully designed for modern family living and effortless entertaining. At its centre stands a bespoke walnut island, perfectly complemented by premium Fisher & Paykel appliances, including twin ovens, a four-ring hob, integrated dishwasher, and space for a full-height fridge/freezer. Oak-framed panoramic windows and expansive bifold doors flood the room with natural light and create a seamless connection to the garden beyond. A breathtaking, light-filled hub – truly the heart of this exceptional home.

First Floor

LANDING Multiple built-in cupboards

MASTER BEDROOM A lovely, light double aspect room with walk-in wardrobe and countryside views.

BEDROOM 2 With a built-in wardrobe

BEDROOM 3 With built-in wardrobes

FAMILY BATHROOM Luxuriously fitted with a classically styled suite comprising a large shower cubicle, a built-in storage unit with sink inset, WC and a rolled top bath. With oak flooring, an airing cupboard and window to side aspect enjoying breath-taking views.

Second Floor

BEDROOM 4 With window to side-aspect enjoying countryside views.

SHOWER ROOM With a vanity unit with sink inset, WC, shower cubicle and oak flooring.

BEDROOM 5 With a built-in cupboard

Annexe

KITCHEN / SITTING ROOM 21' 10" x 19' 1" (6.65m x 5.82m) A stylish kitchen with appliances to include oven and hob, inset sink and drainer, fridge and microwave. Windows to side, rear and front aspects and oak flooring.

Church Farm, Newmarket Road, Cowlinge, CB8 9QA

SHOWER ROOM Suite comprising shower cubicle, wash hand basin and WC. Oak flooring and window to front aspect.

BEDROOM 1 / HOME OFFICE 21' 10" x 10' 8" (6.65m x 3.25m) With a floor-to-ceiling window looking out to pleasant countryside views. Further windows to rear aspect and oak flooring.

BEDROOM 2 14' 2" x 10' 8" (4.32m x 3.25m) With window to rear aspect.

Recent renovations by the current owners have delivered wholesale improvements throughout the home, including a new oil-fired boiler, replacement oil tank, a modern sewage treatment plant, water softener, new bathrooms, new flooring throughout, and a new hot water cylinder—ensuring both comfort and efficiency in this beautifully updated period property.

Outside

The property is approached through solid oak gates with a gravelled driveway leading to the **GARAGE** which has an electric roller door. Further parking and turning for vehicles is found behind the annexe. The established and spectacular grounds provide privacy and boast a variety mature specimen trees and shrub beds. The paved terrace which wraps around the property provides ample and an impressive space for alfresco hosting, whilst enjoying the backdrop of adjacent countryside. In all about 0.8 of an acre.

SERVICES Oil fired central heating to radiators. Mains water. Modern sewage treatment plant.. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND G. (£3,747.02 per annum)

EPC TBC

TENURE Freehold.

CONSTRUCTION TYPE Rendered and red brick elevations under a pantiled roof.

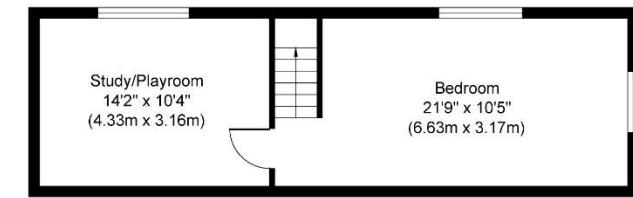
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 49 mbps download, up to 8 mbps upload. Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS twitching.steams.wins

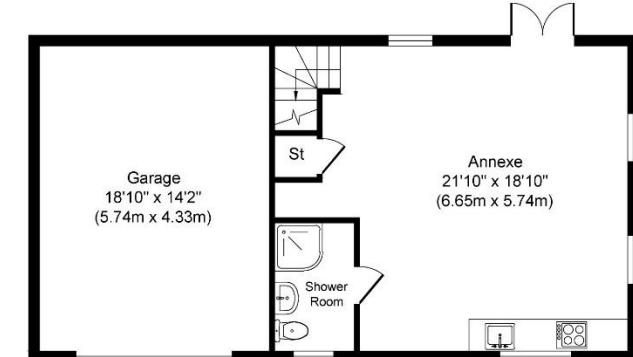
VIEWING Strictly by prior appointment only through DAVID BURR.

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.

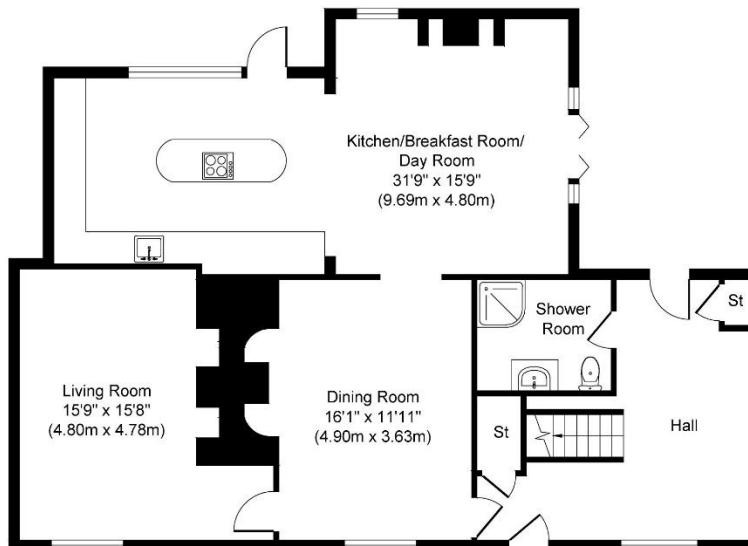




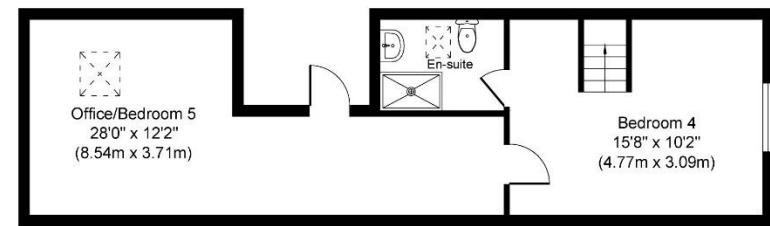
Annexe First Floor
Approximate Floor Area
376 sq. ft
(35.00 sq. m)



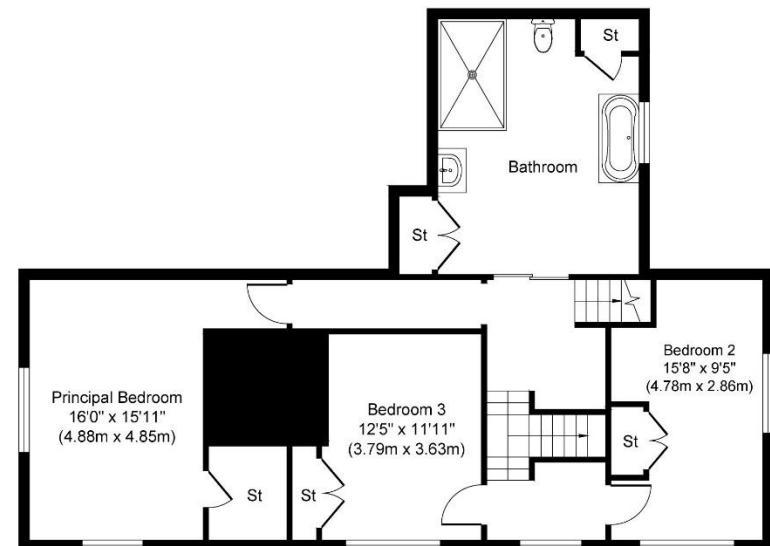
Annexe Ground Floor
Approximate Floor Area
685 sq. ft
(64.0 sq. m)



Ground Floor
Approximate Floor Area
1121 sq. ft
(104.0 sq. m)



Second Floor
Approximate Floor Area
420 sq. ft
(39.0 sq. m)



First Floor
Approximate Floor Area
823 sq. ft
(76.0 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.



