



Ash Leas,
Kirtling, Cambridgeshire

DAVID
BURR

Ash Leas, Kirtling, Cambridgeshire, CB8 9HH

Kirtling is a picturesque village set approximately 5 miles from the historic racing town of Newmarket and 18 miles west of Cambridge with commuter rail links found at nearby Dullingham. The village boasts a church and village hall and a number of active community groups. A range of amenities can also be found in the neighbouring villages and town of Newmarket.

This substantial detached Grade II Listed barn conversion is situated in an elevated position enjoying views over countryside. The property has retained many original period features and offers excellent potential for enlargement with a substantial attached unconverted barn as well as a range of outbuildings. In all, the property sits in approximately 0.9 of an acre.

A substantial 4 bedroom Grade II Listed barn conversion with a range of useful outbuildings.

Entrance into:

RECEPTION HALL An impressive room with built-in cupboard, tiled floor, stairs rising to the first floor and floor to ceiling windows and door to front aspect.

SITTING ROOM A spacious double aspect room featuring an open fireplace.

DINING ROOM With French doors leading to the terrace.

KITCHEN/BREAKFAST ROOM Fitted with a range of units under worktops with a stainless steel double sink and drainer inset. Integrated oven and gas hob as well as space and plumbing for a dishwasher. Window to front aspect.

STUDY With window to front aspect.

UTILITY ROOM Fitted with a range of units under worktops with a stainless steel sink, oil fired boiler and plumbing for a washing machine. Window to rear aspect.

SHOWER ROOM With WC, wash hand basin and shower cubicle.

First Floor

GALLERIED LANDING With airing cupboard and two further built-in cupboards.

MASTER BEDROOM A spacious room with built-in wardrobes and window to rear aspect. **En-Suite** fitted with a WC, wash basin and shower cubicle.

BEDROOM 2 With window to rear aspect.

BEDROOM 3 With window to side aspect.

BEDROOM 4 With window to side aspect.

BATHROOM Comprising WC, panelled bath, wash hand basin and window to front aspect.

Outside

The property is situated in a quiet location with parking for several vehicles and access to the barns. The gardens are an asset to the property enjoying a southerly aspect with various seating areas, well-kept lawns and mature beds and borders. A detached former stable block in need of refurbishment offers the potential for various uses whilst a **COVERED CART LODGE** is ideal for al fresco entertaining.

Attached to the property is a **SUBSTANTIAL BARN** offering excellent potential for conversion (subject to planning) with vehicular access and an additional brick and flint building.

In all about 0.9 of an acre.

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LOCAL AUTHORITY: East Cambridgeshire District Council.

SERVICES Main water and electricity. Oil fired heating.

NOTE None of the services have been tested by the agent.



First Floor
Approximate Floor Area
1,055 sq. ft.
(98.0 sq. m.)

Ground Floor
Approximate Floor Area
3,649 sq. ft.
(339.0 sq. m.)





