



Pratts Green Farm
Malting End, Kirtling, Suffolk

DAVID
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Pratts Green Farm, Malting End, Kirtling, Newmarket, Suffolk CB8 9HH

Kirtling is an historic and picturesque village benefitting from a Pub, two Churches, The Village Hall and beautiful open countryside walks. Set approximately 5 miles from Newmarket and 18 miles west of Cambridge with commuter rail links found at nearby Dullingham and Newmarket.

This 'chocolate box' Grade II Listed thatched farmhouse is situated in a stunning location enjoying far reaching views over undulating countryside. The property has retained many original period features with exposed fireplaces and beams and sits within large mature gardens incorporating plenty of parking and a garage, with the potential to rent a nearby meadow just a short walk from the property. In all about 0.9 of an acres.

An exceptional Grade II Listed farmhouse situated in a wonderful location set within 0.9 of an acre.

Entrance into:

ENTRANCE LOBBY With door into the:

DRAWING ROOM A light, double aspect room featuring a brick fireplace with cupboard to the side, views to the front and French doors leading to the rear.

DINING ROOM Another light, double aspect room featuring an inglenook fireplace with wood burning stove and cupboard to the side, built-in dresser and views to front and rear aspects.

INNER HALL With brick flooring and stairs to first floor.

SITTING ROOM A charming double aspect room featuring an open fireplace with former bread oven recessed to the side and views over the gardens.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under worktops with a 1½ bowl stainless steel sink and drainer inset. Appliances include a double oven AGA, plumbing for a dishwasher and space for a fridge freezer, pamment flooring, a useful pantry cupboard and boiler serving radiators.

UTILITY With butler sink and space and plumbing for a washing machine.

CLOAKROOM WC and wash basin.

First Floor

LANDING with airing cupboard and doors to:

BEDROOM 1 A light, double aspect room with fitted wardrobes and a cupboard, views over open countryside.

BEDROOM 2 With fitted wardrobes and far reaching countryside views

BEDROOM 3 Outlook to the front over countryside

BEDROOM 4 A spacious room ideally suited for use as a dressing room/nursery to bedroom 2 or as an en suite (subject to planning).

BATHROOM Fitted with a wc, wash basin and bath with shower over.

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Outside

The property is approached via a gravel driveway providing parking and turning for several vehicles with a **GARAGE AND CARPORT** to the side. The gardens are a wonderful attribute to the property being predominantly lawned with a variety of seating areas all enjoying a south westerly aspect. There are well-stocked beds, borders, trees and shrubs with climbing roses and apple trees, creating a quintessential cottage style setting, all enjoying wonderful views to open countryside beyond.

In all about 0.9 of an acre.

An addition meadow which could be used as a paddock is available to rent by separate negotiation just a short walk from the property.

SERVICES Main water and electricity. Oil fired heating. Septic tank.

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

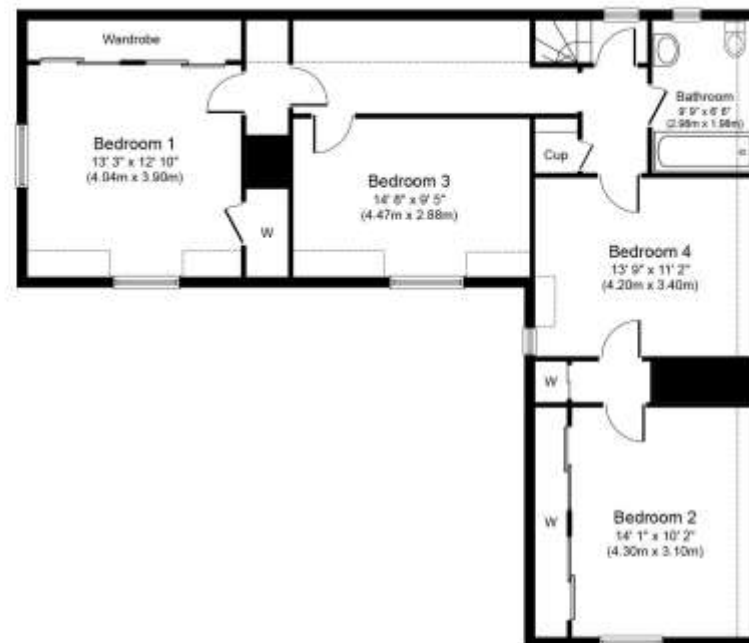
LOCAL AUTHORITY East Cambridgeshire District Council.

VIEWING Strictly by prior appointment only through DAVID BURR.





Ground Floor
Approximate Floor Area
1,206 sq. ft.
(112.0 sq. m.)



First Floor
Approximate Floor Area
1,033 sq. ft.
(96.0 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. 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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