



DAVID
BURR

Ley Farmhouse
Dullingham Ley, Suffolk



MINT GARLIC FENNEL SAGE
TARRAGON DILL ROSEMARY
SAFFRON BAY LEAF CHICORY

GARLIC LEMON
HERBS VEG

TEA SET

SUGAR
COFFEE
TEA

TELEVISION

Ley Farmhouse, Dullingham Ley, Newmarket, Suffolk, CB8 9XG

Dullingham Ley is a small hamlet located moments from the neighbouring village of Dullingham which is a particularly sought-after village which lies approximately 4 miles south of the historic racing town of Newmarket. The village has two public houses, a village church, school and a railway station providing links to Cambridge and London. Further amenities such as shops, restaurants and schools can be found in the nearby Newmarket with Cambridge 12 miles and the M11 16 miles.

Ley Farmhouse is a delightfully presented, idyllically situated and particularly spacious five-bedroom Grade II Listed property in a stunning setting located on the outskirts of one of the area's finest villages. The property enjoys characterful accommodation throughout measuring in excess of 3,800 sq.ft and has been modernised to an impressive standard whilst retaining many of the original features such as fireplaces, stone flooring and exposed beams. The property enjoys an abundance of sizeable rooms including four reception rooms, five bedrooms and three bathrooms. Externally the property boasts gated access in to a sizeable driveway that leads to a double garage, paddock and the gravel parking area. The grounds are beautifully manicured and measure approximately 1.68 acres.

A period five-bedroom detached property measuring 3,800 sq.ft in Dullingham on 1.68 acres.

ENTRANCE HALL With a tiled floor, multiple built in cupboards and window to side aspect.

SITTING ROOM A bright double aspect room, exposed beams and a charming inglenook fireplace, with cupboards built in to the recess.

DINING ROOM A spacious reception room with windows to the front aspect, ideal for formal entertaining with staircase to the first floor featuring a large inglenook fireplace with log burning stove inset.

STUDY With built in storage and shelving throughout and windows to front and side aspect.

KITCHEN/BREAKFAST ROOM A stunning 'Mark Wilkinson' kitchen that boasts bespoke wooden units with granite and oak worktops with an inset sink. Integrated appliances include a Miele coffee machine, steam oven and dishwasher, Britannia range cooker with gas hob and griddle plates, Gaggenau fridge, freezer and wine fridge. The floor is tiled with imported limestone with underfloor heating and French doors lead to the garden terrace.

FAMILY ROOM With built in storage and window to front aspect.

UTILITY ROOM With built in units under worktops, inset sink and drainer and window to side aspect.

CLOAKROOM Tiled floor, wall panelling, vanity sink unit, WC and window to side aspect.

First Floor

LANDING A pleasant space with exposed beams and timbers with window to rear aspect.

MASTER BEDROOM With built in wardrobes, windows to side and rear aspects, further built-in wardrobes in the Dressing Room which also has a window to rear aspect. The **ENSUITE** is extensively tiled and comprises WC, wash hand basin, heated towel rail, large shower cubicle, bath with built in TV over and a Velux window.

BEDROOM 2 A double aspect room with built in storage.

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BEDROOM 3 A spacious room with window to front aspect.

BEDROOM 4 A double aspect room with built in wardrobes.

BEDROOM 5 / DRESSING ROOM A double aspect room with built in wardrobes.

FAMILY BATHROOM A part tiled floor, WC, wash hand basin, heated towel rail, roll top bath, wall panelling and window to side aspect.

SHOWER ROOM An extensively tiled room with vanity sink unit, WC, shower cubicle and heated towel.

Outside

The property is accessed via censored electric gates that open to a sweeping gravel driveway, in turn leading to a gravelled parking area providing parking and turning for multiple vehicles and a detached **DOUBLE GARAGE** with light and power connected. The mature and beautifully established grounds are a particular asset boasting a substantial lawn, 2 ponds, a well, a bridge leading to a gazebo and a sizeable terrace. The grounds enjoy mature trees, shrubs and plants throughout including a willow tree and manicured hedge. A paddock is located at the front of the plot which can be accessed from the grounds and the driveway.

In all about 1.68 acres.

SERVICES Main water and electricity, private drainage and oil fired central heating.

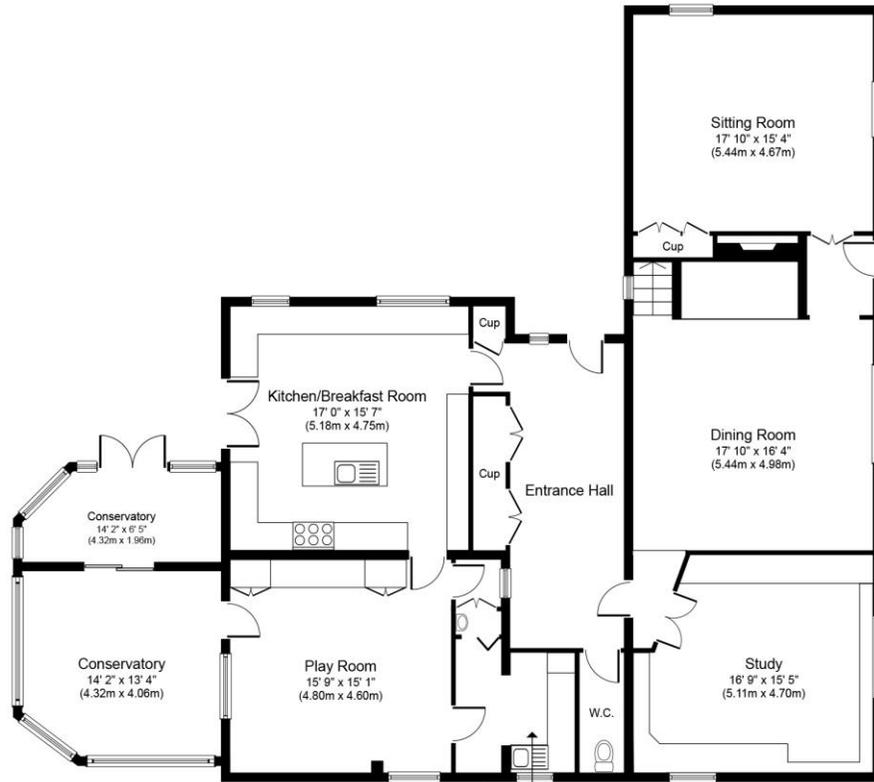
LOCAL AUTHORITY East Cambridgeshire District Council.

VIEWING Strictly by prior appointment only through DAVID BURR.





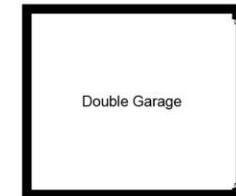




Ground Floor
Approximate Floor Area
2,128 sq. ft.
(197.7 sq. m.)



First Floor
Approximate Floor Area
1,681 sq. ft.
(156.2 sq. m.)



Garage

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.

