



DAVID  
BURR

**Paddock Barn**  
**110 North Street, Burwell**







# Paddock Barn, 110 North Street, Burwell, Cambridgeshire CB25 0BB

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities to include pubs, restaurants, shops, medical centre, hairdressers, schools, church and recreational facilities. A wider range of amenities are available in nearby Newmarket and Cambridge which is just 11 miles from the village. Burwell is well connected with easy access to the A14 and a regular bus service, it also benefits from a train service from Newmarket to Cambridge with connections to London.

An incredibly impressive and idyllically positioned five bedroom detached home on more than 3.3 acres with extensive equestrian facilities. The versatile accommodation measures in excess of 3,700 sq.ft boasting a wonderful blend of period character and modern convenience with standout features such as exposed beams and vaulted ceilings. The equestrian facilities offer four stables, a tack room, hay-storage, a floodlit Menage and ample paddocking. Further offering externally ample driveway parking, wonderfully established gardens and an integral double garage.

## An amazing five-bedroom detached house with extensive equestrian facilities in Burwell on more than 3.3 acres.

**ENTRANCE HALL** Entering through an oak door with floor-to-ceiling windows either side. Tiled floor, an oak staircase leading to the first floor and open to the:

**DINING ROOM** Oak flooring, floor-to-ceiling windows to rear aspect and French doors opening to the rear garden terrace.

**KITCHEN / BREAKFAST ROOM / FAMILY ROOM** A large and social area with a high-spec and stylishly fitted kitchen with units and drawers with granite worktops over and an inset double butler sink. Integrated dishwasher with a further freestanding fridge-freezer and AGA. Tiled floor, a large island, ample dining/sitting space and windows to front and rear aspects with French doors leading to the rear garden terrace.

**UTILITY ROOM** With fitted units, worktops over and an inset butler sink. Space and plumbing for appliances and an installed water softener. Tiled floor and window to side aspect.

**BOOT ROOM** Tiled floor, fitted storage and a door leading to the side aspect.

**SIDE HALL** Window and door to front aspect, a stone spiral staircase, fitted storage and a tiled floor.

**CLOAKROOM** Tiled floor, wash hand basin, WC and window to side aspect.

**GUEST BEDROOM** Exposed floorboards, fitted wardrobes, window to side aspect, French doors leading to the rear garden and an **ENSUITE** which is extensively tiled with a double sized shower, WC, vanity sink unit, heated towel rail and window to front aspect.

### First Floor

**LANDING / STUDY** With a vaulted ceiling, oak flooring, fitted shelving and floor-to-ceiling windows to front aspect.

**SITTING ROOM** Oak flooring, a wood burning stove, floor-to-ceiling windows to rear aspect and French doors leading out to the rear **BALCONY** that stretches almost the entire width of the rear elevation.

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**MASTER BEDROOM** A door and window to rear aspect leading to the balcony. A large **DRESSING ROOM** with ample fitted wardrobes and an **ENSUITE** which is extensively tiled with a large vanity sink unit, double sized shower cubicle, WC, heated towel rail and a window to rear aspect.

**BEDROOM 2 / HOME OFFICE** A large and versatile room with oak flooring and windows to front, side and rear aspects.

**BEDROOM 3** Fitted wardrobe, oak flooring, window and door to rear aspect and an **ENSUITE CLOAKROOM** with a vanity sink unit, WC, heated towel rail and window to rear aspect.

**BEDROOM 4** Windows to side and rear aspects and fitted wardrobes.

**BATHROOM** An impressive and stylish room with a freestanding bath, double sized shower, vanity sink unit, WC, heated towel rail and window to rear aspect.

**SIDE LANDING** Fitted storage and window to front aspect.

## Outside

The initial section of the access is owned by this property and in turn leads to the immediate paved driveway that offers ample driveway parking and access to the **INTEGRAL DOUBLE GARAGE** and to the equestrian facilities. The driveway is bordered by established beds that are planted with shrubs, plants and trees. The rear garden is predominately lawned with a paved terrace to the rear of the property and a separate terrace positioned to benefit from the evening sun. There is a wonderful selection of mature shrubs, plants and trees throughout. **The Equestrian Facilities** are accessed through gates situated off the driveway and lead initially to the **STABLE BLOCK** offering four stables, a tack room, hay storage and a general store room. The floodlit **MENAGE** measures approximately 42m x 20m and is positioned before the paddocking. The equestrian part of the property is on it's own water meter and has power and electricity.

**SERVICES** Gas fired central heating. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

**TENURE** Freehold.

**COUNCIL TAX BAND G.**

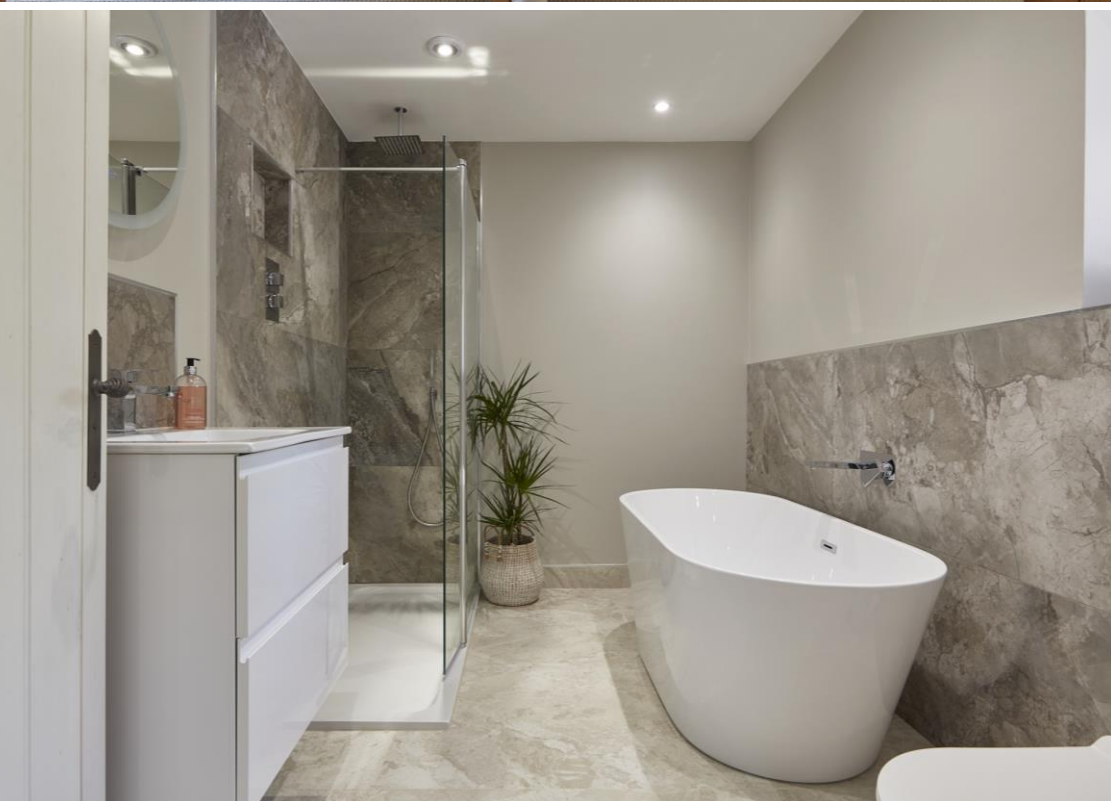
**LOCAL AUTHORITY** East Cambridgeshire District Council.

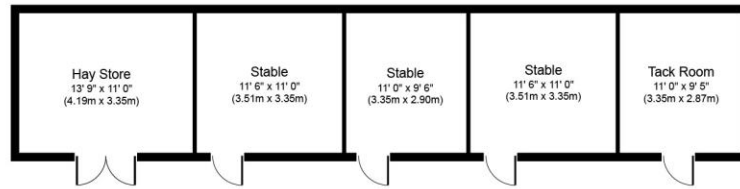
**EPC C.**

**VIEWING** by prior appointment only through David Burr estate agents.

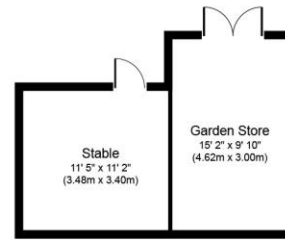




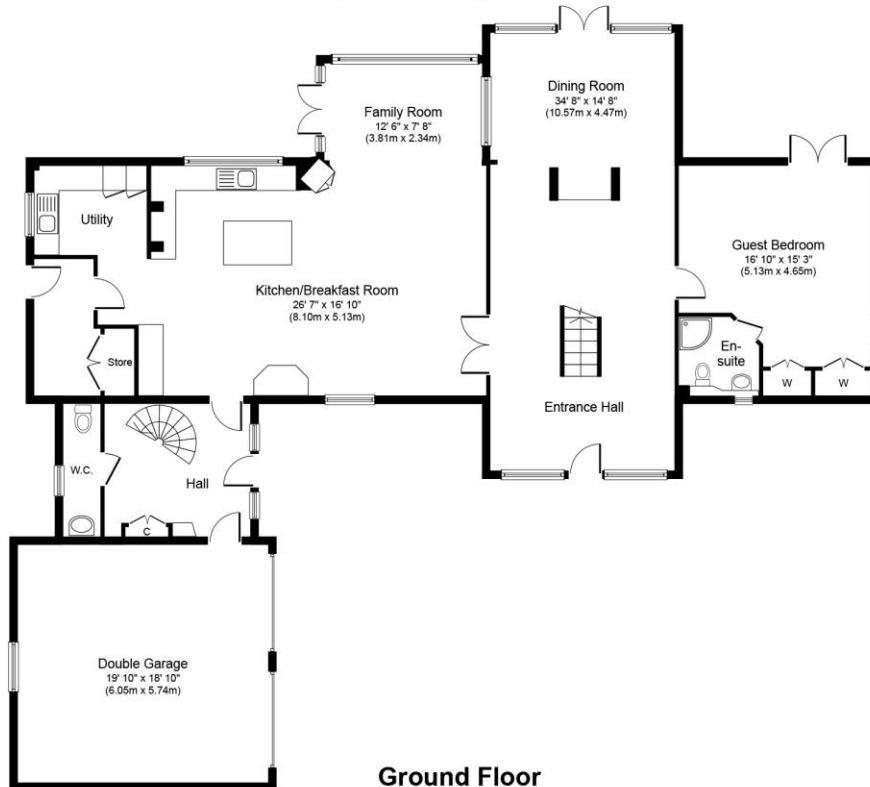




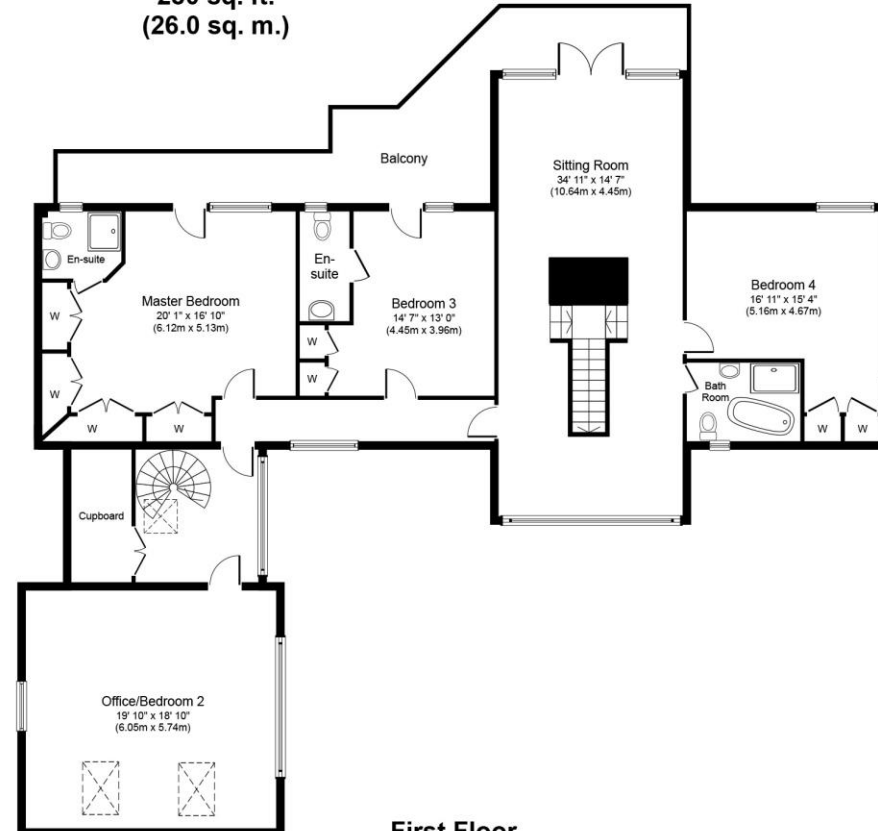
**Outbuilding 1**  
Approximate Floor Area  
**635 sq. ft.**  
(59.0 sq. m.)



**Outbuilding 2**  
Approximate Floor Area  
**280 sq. ft.**  
(26.0 sq. m.)



**Ground Floor**  
Approximate Floor Area  
**2,110 sq. ft.**  
(196.0 sq. m.)



**First Floor**  
Approximate Floor Area  
**2,002 sq. ft.**  
(186.0 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.



