



Church Farmhouse
Snailwell, Cambridgeshire

**DAVID
BURR**



Church Farmhouse, 1 Church Lane, Snailwell, Cambridgeshire CB8 7LZ

Snailwell is most conveniently situated just off the A142 Newmarket to Ely Road and being only some 3 miles from Newmarket, recognised as the headquarters of British Horse Racing, offering a wide range of shopping facilities and a selection of good schools. Snailwell village also benefits from a traditional village pub and enjoys particularly good access to the A14 dual carriageway, which inter-connects with the A11, M11 and many of the region's principal traffic routes.

Church Farmhouse is an impressive, charming and hugely spacious six bedroom detached period property situated within one of the area's finest villages. The property enjoys sizeable and stylish rooms throughout, whilst having retained so much of its original character with exposed beams, floorboards and stunning fireplaces. Externally enjoying gated driveway parking and a private rear garden.

A beautifully presented farmhouse boasting in excess of 4,500 sq ft. of accommodation in Snailwell.

ENTRANCE HALL With stairs rising to the first floor and stairs leading to the cellar.

SITTING ROOM With an open fireplace, window to side aspect and fitted storage and shelving.

DRAWING ROOM Windows to both side aspects, a woodburning stove and a door to side aspect.

DINING ROOM Window to front aspect, fitted storage and an open fireplace.

KITCHEN Fitted with kitchen units, worktops over, with an inset double butler sink. A fitted AGA, an original exposed brick floor and windows to front and rear aspects.

SUNROOM Open fireplace and French doors leading to the garden terrace.

UTILITY ROOM With a window to rear aspect, butler sink, a feature bread oven and a door leading to the rear aspect.

CLOAKROOM With a wash hand basin and WC.

BOOTROOM Quarry tiled floor, wash hand basin, window to side aspect and a door leading to the rear.

CELLAR Situated beneath the ground floor and offering additional storage.

First Floor

LANDING Staggered level with an internal window allowing in light.

MASTER BEDROOM Fitted wardrobes, feature fireplace and window to front aspect. **EN-SUITE/DRESSING ROOM** fitted with 'his and hers' sinks, bath, shower cubicle and WC. Windows to both side aspects, fitted wardrobe and a further walk-in wardrobe.

BEDROOM 2 Exposed beams, feature fireplace, window to front aspect and a 'Velux' window. **EN-SUITE** offering a 'Jack and Jill' style en-suite to both bedrooms 2 and 3. Fitted with a wash hand basin, bath, WC and heated towel rail.

BEDROOM 3 Exposed original floorboards, feature fireplace, fitted wardrobe and window to front aspect. **EN-SUITE** offering a 'Jack and Jill' style en-suite to both bedrooms 2 and 3. Fitted with a wash hand basin, bath, WC and heated towel rail.

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BEDROOM 4 Window to front aspect with an **EN-SUITE**. Extensively tiled with a shower cubicle, wash hand basin, heated towel rail and WC.

BEDROOM 5 Window to front aspect and fitted wardrobes.

BEDROOM 6 Window to rear aspect.

STUDY 'Velux' window to side aspect.

BATHROOM 'Velux' window, bath, wash hand basin and WC.

Outside

The property is approached through gates leading to the gravelled driveway parking which is situated beside the property. The rear garden is predominantly lawned with a paved terrace and enclosed with mature hedging and a brick and flint wall.

INTEGRAL BARN Situated beside the property and accessed either from the front or rear aspects, or through the boot room in the property. Offering an abundance of space for enclosed parking, storage, summer parties and really an endless amount of possibilities.

SERVICES: Oil fired central heating. Mains water, electricity and drainage.

Note: None of which have been tested by the agent.

LOCAL AUTHORITY: East Cambridgeshire District Council.

COUNCIL TAX BAND G.

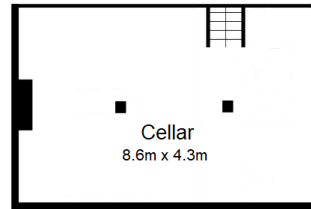
TENURE Freehold.

VIEWING: Strictly by prior appointment only through David Burr.



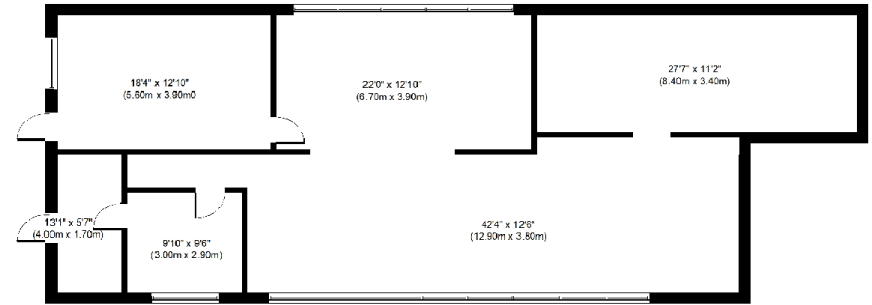




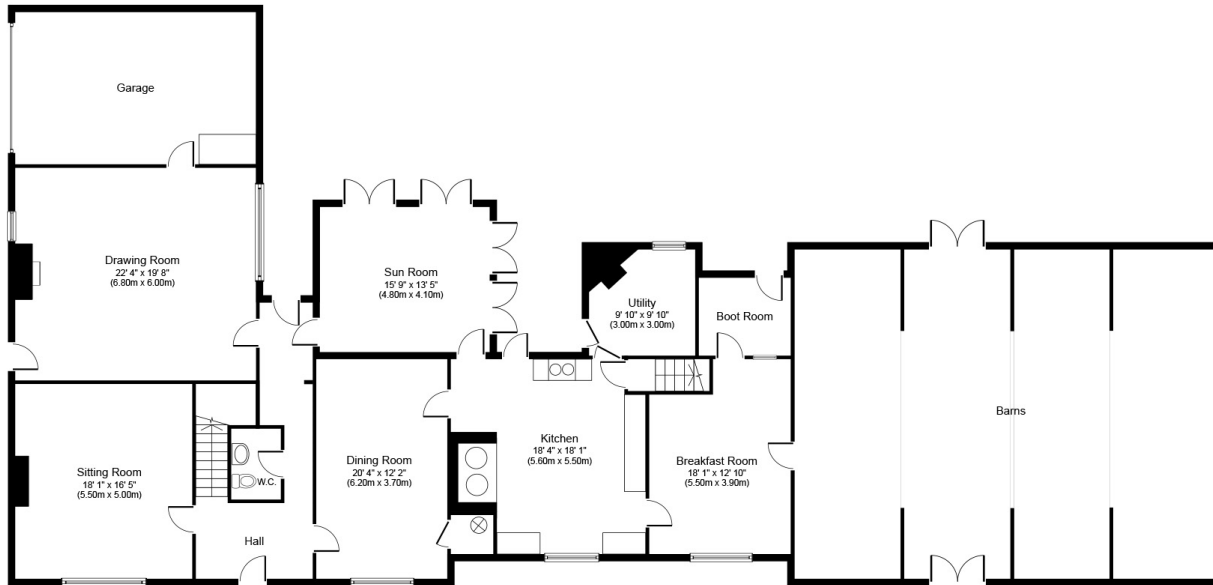


Cellar

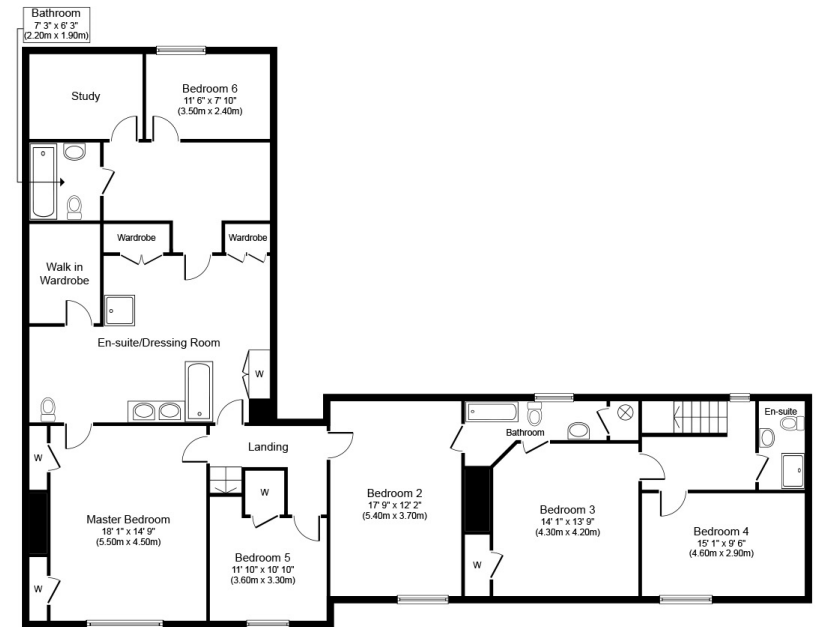
8.6m x 4.3m



Outbuilding
Approximate Floor Area
1664 Sq. ft.
(154.6 Sq. m.)



Ground Floor
Approximate Floor Area
(Excluding Barns)
2,530 sq. ft.
(235.0 sq. m.)



First Floor
Approximate Floor Area
2,067 sq. ft.
(192.0 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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