



DAVID
BURR

Boyarin Lodge
Newmarket, Suffolk





Boyarin Lodge, 30 Bury Road, Newmarket, CB8 7BT

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

A truly exquisite nine-bedroom period home boasting 1.1 acres on the vastly sought after Bury Road in Newmarket with unapparelled views across The Gallops. The timelessly characterful accommodation measures close to 6,000 sq.ft of accommodation with countless Victorian features including high-ceilings, ample original fireplaces and vast sash-windows allowing in floods of natural light. The entire property enjoys spaciousness in abundance and therefore, offers complete versatility across the three floors. The beauty continues externally offering a large oval driveway, several outbuildings including garaging and well stocked gardens laid out into 'rooms' with wicket gate leading to the gallops.

An endlessly impressive Victorian house boasting close to 6,000 sq.ft of accommodation, 1.1 acres and several outbuildings positioned on Bury Road in Newmarket to enjoy the stunning views.

ENTRANCE PORCH With stained glass windows and an original tiled floor.

ENTRANCE HALL A tiled floor with grand oak staircase and rear hall with exposed floorboards leading to historical servants' staircase with access through to the integral double garage beyond. Additionally access to the **CELLAR** which offers further storage.

DRAWING ROOM A large room with an open fireplace, window to front drive and a bay-window looking across the main garden.

DINING ROOM Two windows to main garden and a glazed door leading out to the garden terrace, parquet flooring and a large gas fireplace.

KITCHEN / BREAKFAST ROOM A stylishly fitted kitchen with fitted units and drawers with granite worktops over and an inset double sink and drainer. An abundance of additional space with an island and breakfast table. Windows to both the south and west aspect and a door leading to the small courtyard garden at the rear of the property.

SCULLERY Ample fitted storage, worktops with an inset original butlers sink. Space and plumbing for appliances and a window to front drive.

STUDY Window to front drive and full height fitted shelving.

CLOAKROOM Frosted window to the south aspect, wash hand basin and a separate WC.

First Floor

LANDING Two windows to south aspect and the main oak staircase.

MASTER BEDROOM A large bay-window enjoying the incredible view across the stunning gardens and furthermore, the gallops. A further window overlooking gravelled drive with an island and surrounding lonicera hedge with well stocked borders; fitted wardrobe and access to the **Jack-and-Jill Ensuite**.

BEDROOM 2 Fitted wardrobe, window to the south aspect and an ornate cast-iron original fireplace.

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BEDROOM 3 Windows to both the south and west aspects, fitted wardrobe and an ornate cast-iron fireplace.

BEDROOM 4 Window to the front drive and access to the **Jack-and-Jill Ensuite**.

JACK-AND-JILL ENSUITE Fitted with a roll-top bath, wash hand basin, heated towel rail, WC and window to the front.

BATHROOM Fitted with a shower cubicle, bath, heated towel rail, fitted storage and a window to the front aspect. With the addition of a separate WC and wash hand basin.

INNER HALL With a small room with two wall-mounted boilers and the historical servants' staircase.

Second Floor

LANDING Two original stained-glass windows to the south and roof light over the main oak staircase with corridor towards window at west end. Adjoining servants' staircase with large cupboard and shelving.

BEDROOM 5 An ornate cast-iron fireplace, window to west aspect, fitted storage and access to the **Jack-and-Jill Ensuite**.

JACK-AND-JILL ENSUITE Fitted with a wash hand basin, bath, WC and window to south aspect.

BEDROOM 6 Window to the front drive, a wash hand basin and a cast-iron fireplace.

BEDROOM 7 With a cast-iron ornate original fireplace, and window with stunning bird's eye view of garden and gallops beyond as well as a wash hand basin.

BEDROOM 8 Window with stunning bird's eye view of garden and gallops beyond as well as a cast-iron original fireplace.

GAMES ROOM/BEDROOM 9 Window to the south aspect, fitted storage, an ornate cast-iron fireplace and access to the **Jack-and-Jill Ensuite**.

SEWING ROOM Window to the front as well as ample fitted storage.

BATHROOM Fitted with a bath, wash hand basin, WC and window to front aspect.

Outside

The substantial oval gravelled driveway provides ample parking and access to the **INTEGRAL DOUBLE GARAGE**. The lawned centralised island to the driveway enjoys a large established Beech tree. The driveway is bordered by low level evergreen hedging and further bordered by a wonderful selection of mature trees. The South-West facing courtyard garden is positioned off the kitchen/breakfast room and that further offers access to the **GARAGE, STABLE, CARTLODGE** and **COAL SHED**. The main garden is substantial in size and presented in many intimate sections consisting of two lawns (one of which is conveniently tennis-court size), an initial paved terrace and pathway, a vegetable garden with a large green house and a tucked away pond garden. All of which benefitting from an impressive selection of established shrubs, immaculate hedging and desirable plants. An unrivalled final feature is the outstanding view across The Gallops.

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

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND H.

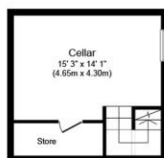
TENURE Freehold.

EPC to be confirmed.

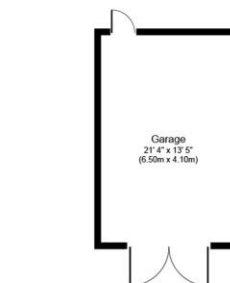
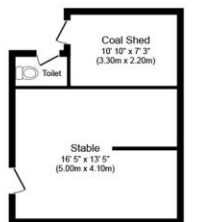
VIEWING by prior appointment only through David Burr estate agents.



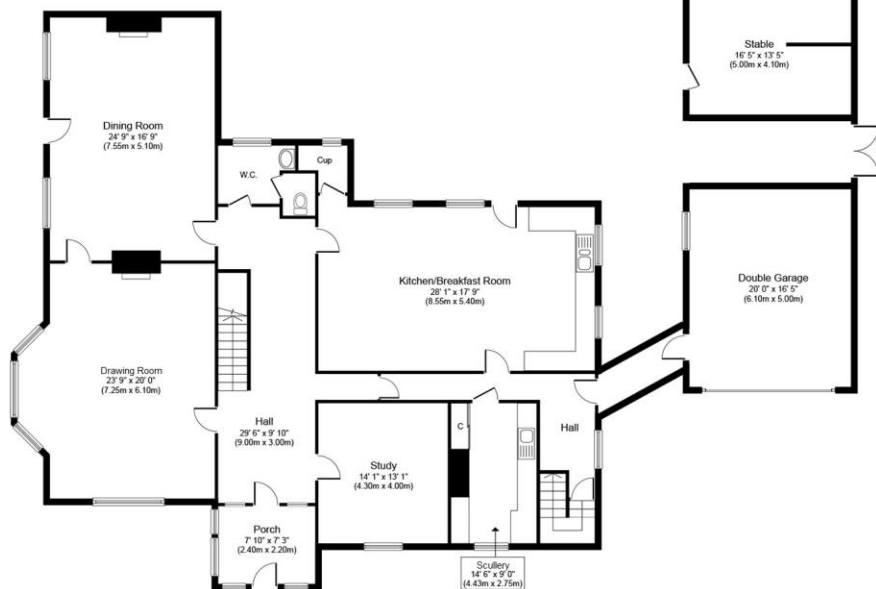




Cellar
Approximate Floor Area
212 sq. ft.
(19.7 sq. m.)



Garage
Approximate Floor Area
287 sq. ft.
(26.7 sq. m.)



Ground Floor
Approximate Floor Area
2,966 sq. ft.
(275.5 sq. m.)



First Floor
Approximate Floor Area
1,787 sq. ft.
(166.0 sq. m.)



Second Floor
Approximate Floor Area
1,761 sq. ft.
(163.6 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



