



**Willow Cottage**  
**Cowlinge, Newmarket, Suffolk**

**DAVID  
BURR**

# Willow Cottage, Queen Street, Cowlinge, Newmarket, Suffolk CB8 9QB

Cowlinge is a delightful village situated approximately 9 miles south east from the historic racing town of Newmarket. This popular village offers a public house, church and there is a convenience store in nearby Wickhambrook. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

A Grade II Listed two bedroom thatched cottage situated in a quiet countryside location with exquisite countryside views to the front and rear. The property enjoys an extensive garden, garage and would benefit from some major cosmetic renovation.

## A Grade II Listed two bedroom thatched cottage situated in a quiet countryside location with extensive garden and garage.

Entrance into:

**ENTRANCE HALL** With doors leading to:

**LOUNGE** With exposed beams, brick fireplace, outlook to the front and door with staircase leading to the first floor. Door to **Study** with fitted desk.

**DINING ROOM** Another charming reception room with fireplace with log grate, exposed beams, tiled floor, outlook to the front, door with staircase to the first floor. Door to:

**KITCHEN** With a range of units under worktop with stainless steel sink inset. Integrated appliances include electric four ring hob, outlook to the rear, door with pantry with fitted shelves and opening through to the:

**UTILITY ROOM** With a further range of units, space and plumbing for a washing machine, tumble drier, fridge freezer and door to:

**SHOWER ROOM** With shower cubicle.

**BATHROOM** With panelled bath, vanity sink unit and exposed beams.

**REAR LOBBY** With further storage cupboards. Door leading to outside.

**STORE ROOM** With fitted shelves.

**CLOAKROOM** With high level WC.

### First Floor

**MASTER BEDROOM** With range of exposed beams, airing cupboard, built-in wardrobe, outlook to the front over exquisite countryside.

**BEDROOM 2** Another double bedroom with walk-in cupboard and outlook to the front with views over exquisite countryside.

**LANDING/STUDY** With staircase leading back to the ground floor. Outlook to the rear.

### Outside

Parking for the property can be located at the foot of the garden with off-road parking in turn leading to the **GARAGE** with light and power connected. The gardens are expansive with pretty brick paths scattered throughout and a range of mature trees, shrubs, hedging and topiary and enjoying delightful views over open countryside to the front and rear.

**TENURE:** Freehold.

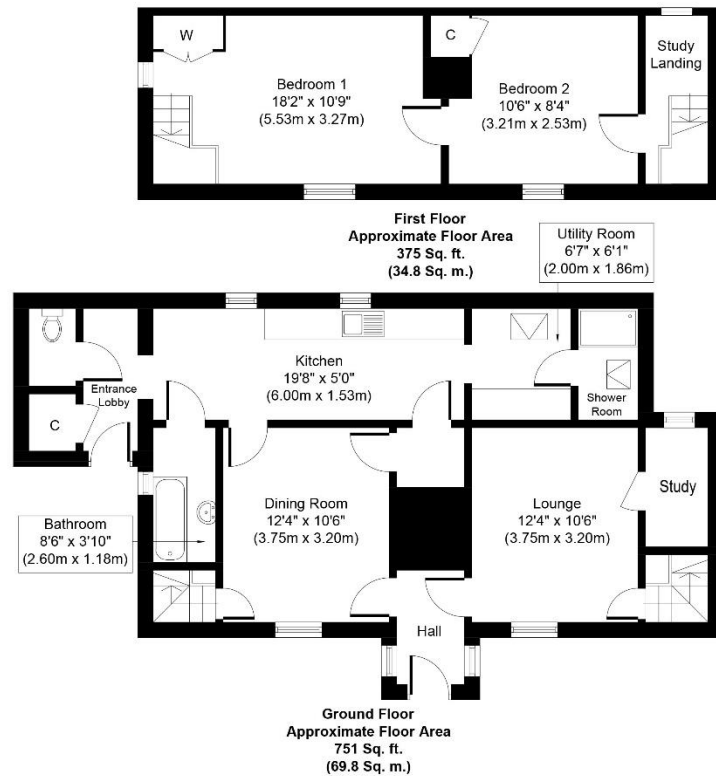
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**SERVICES:** Mains drain and electric heating. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band: D. £2,061.86 per annum.

**EPC RATING:** N/A.

**VIEWING:** Strictly by prior appointment through DAVID BARR.



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