



DAVID
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**The Windmill,
Gazeley, Suffolk**



The Windmill, Gazeley, Newmarket, Suffolk, CB8 8RP

The village of Gazeley is a Suffolk village that is serviced by a public house, communal recreation grounds, village hall, and a church. Further village amenities can be found in the nearby village of Moulton and include a Post Office with shop, a Pub / Restaurant (The Packhorse Inn), Village Hall, Recreation grounds and a Parish Church. The town of Newmarket is world famous as 'The Home of British Racing' situated 4.5 miles west and the historic town of Bury St Edmunds is 10 miles due east. Both of which offer a substantial range of amenities including schools, restaurants, health clubs, sports facilities, supermarkets and shops.

A truly remarkable and charming five-bedroom extended and converted windmill offering around 3,300 sq.ft of accommodation, close to 4 acres and unparalleled far-reaching panoramic views. With a captivating history dating back to 1837, the property now offers versatile, stylish and characterful accommodation consisting of an entrance hall, kitchen/family room, three reception rooms, two utility rooms, five bedrooms, three bathrooms and an attic room. Externally boasting a large gated driveway, three bay cartlodge, a stable-barn, landscaped gardens and meadowland in total measuring 3.9 acres.

A unique unlisted Windmill offering 3,300 sq ft of living accommodation set with 3.9 acres enjoying stunning panoramic views.

Ground Floor

ENTRANCE HALL Entering through the mainly glazed front door, with floor to ceiling windows either side with a tiled floor.

SITTING ROOM Now into the heart of the original windmill with exposed floorboards, a woodburning stove, fitted curved shelving, stairs rising to the first floor and a door leading to the rear garden terrace.

KITCHEN / DINING ROOM / FAMILY ROOM An impressive room with a vaulted ceiling and a particularly stylish kitchen with fitted units and drawers with Dekton worktops over and an inset double butler sink. Integrated appliances include a hob, rising extractor and double oven with further space and plumbing for a dishwasher and fridge-freezer. Solid oak flooring, a woodburning stove and ample seating and dining space. Windows to front, rear and side aspects with French doors leading to the front garden terrace and rear garden terrace.

UTILITY ROOM With fitted units and drawers with worktops over and an inset sink. Window to rear aspect.

PLAYROOM A versatile room with windows to both side aspects, fitted storage and French doors leading to the rear garden terrace.

BEDROOM 2 Window to side aspect.

SHOWER ROOM Fitted with a shower cubicle, WC, wash hand basin and window to side aspect.

First Floor

LANDING Window to front aspect and fitted storage, with a small section designated as a **UTILITY ROOM** with space and plumbing for appliances.

BEDROOM 3 Window to rear aspect and fitted wardrobe.

BEDROOM 4 Window to side aspect.

STUDY Galleried over the family room with Velux windows, window to side aspect and eaves storage.

BATHROOM Spacious and light with a roll top bath, shower cubicle, wash hand basin, bidet, WC, fitted storage and windows to rear aspects.

Second Floor

MASTER BEDROOM Windows to front and rear aspects, a door leading to the **BALCONY** and an open **ENSUITE** with a shower cubicle, wash hand basin and WC.

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Third Floor

BEDROOM 5 Windows to front and rear aspects with exposed floorboards.

Fourth Floor

ATTIC ROOM Windows to front and rear aspects with a ladder leading to the **ROOF** which boasts the most outstanding panoramic views across gently undulating countryside and in the distance one can see Ely Cathedral.

Outside

The property is approached through electric timber gates that open to the large gravelled driveway providing ample parking and access to the **THREE BAY CARTLODGE** and the **BARN**, that has been structured to be **STABLES** with a central walkway. The immediate front garden is enclosed with picket fencing, largely lawned with a paved terrace and a wonderful selection of shrubs and plants. The immediate rear garden is predominately paved with Indian sandstone and partially gravelled with raised beds. The tranquil **POND**, still with the original millstones within, also has a small timber bridge. The remaining front aspect is predominately lawned with a large pond and established trees. The remaining rear and side aspects are currently left elegantly wild with an orchard believed to be 200 years old with walnut, mulberry, quince, plum, pear, crab-apple and a variety of apple trees, and in all measure 3.9 acres.

SERVICES Mains water and electricity. LPG gas central heating. Septic tank drainage (newly installed in 2023) Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND Band F (£3,057.51 per annum)

TENURE Freehold.

CONSTRUCTION TYPE Standard brick.

WHAT3WORDS firework.pitchers.cupcake

EPC RATING Band E.

COMMUNICATION SERVICES (source Ofcom):

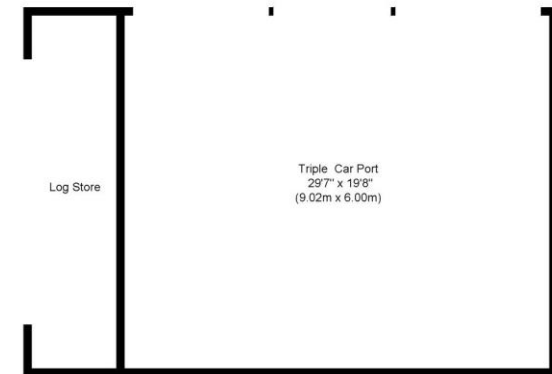
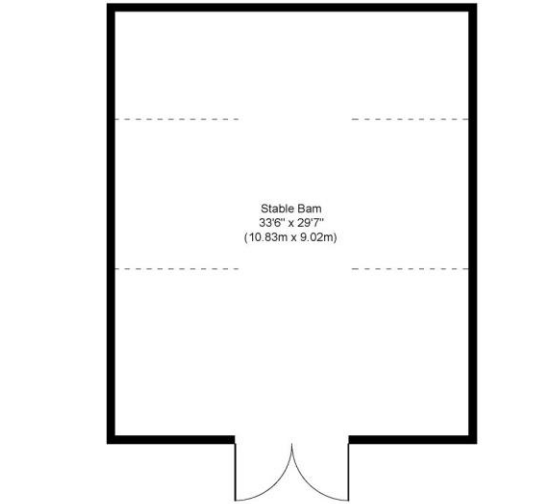
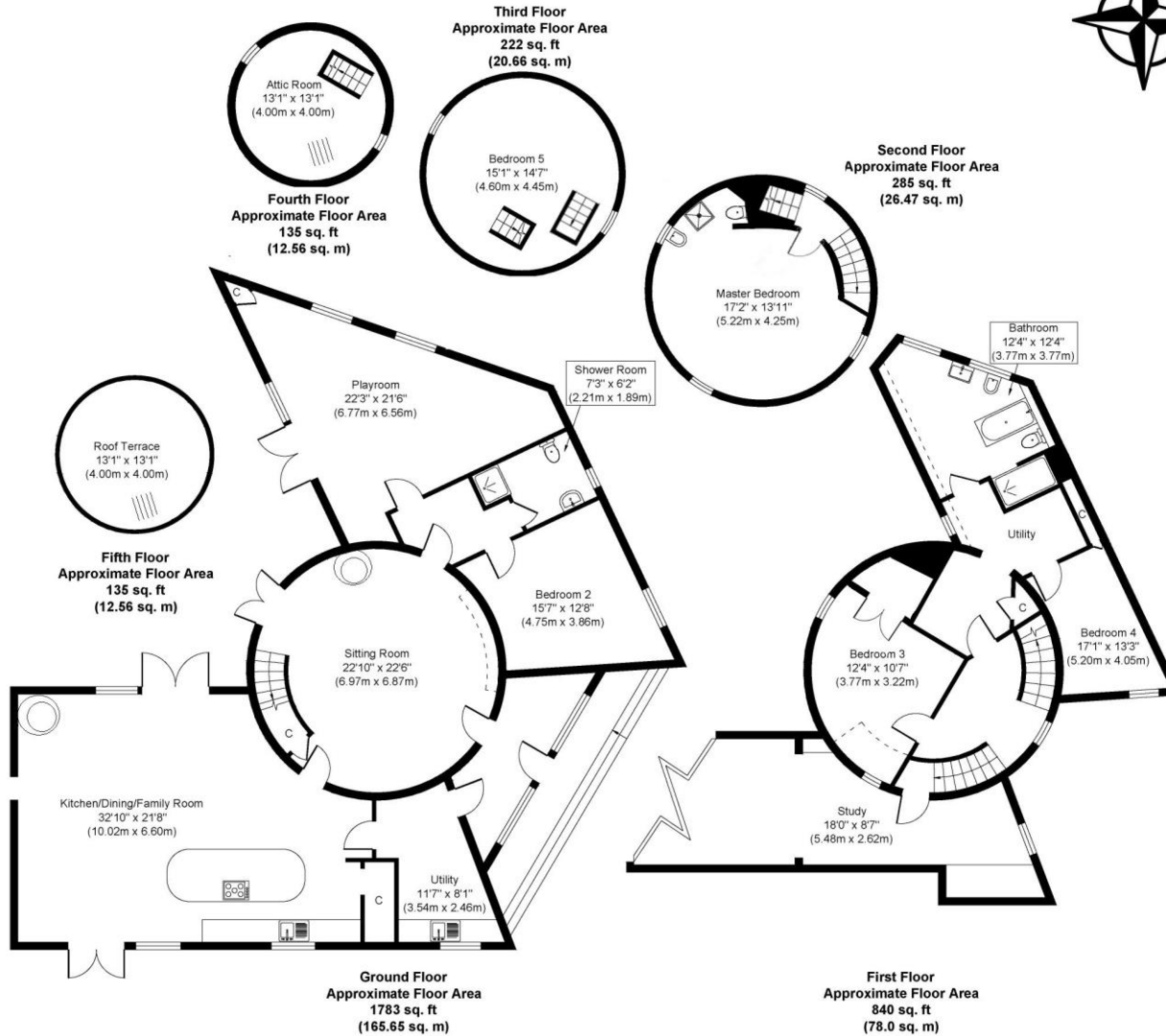
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. **Phone Signal:** Likely with all major providers.

VIEWING by prior appointment only through David Burr estate agents.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.







Outbuildings
Approximate Floor Area
2331 sq. ft
(216.60 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.



