



Shardelows Farm
Cowlinge

DAVID
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Shardelows Farm, New England Lane, Cowlinge, Suffolk, CB8 9HP

Cowlinge is a delightful village situated approximately equal distance from Bury St Edmunds, Haverhill and the historic racing town of Newmarket. This popular village offers a public house, church and village hall. There is a range of facilities available in Wickhambrook just 1.5 miles from 'Shardelows Farm', facilities include a primary school, doctors, shop, garage, pub and a large recreation ground with various sporting facilities. Further amenities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

An attractive four bedroom red brick former farmhouse, occupying a delightful position with views over open countryside, spanning approx. 2,000 sq.ft. Accommodation includes kitchen/breakfast room, dining room, two further reception rooms, utility, four large bedrooms (two of which feature ensembles), as well as a separate family bathroom. Outside is complete with a large front and rear garden with separate outbuilding.

A spacious four-bedroom red brick farmhouse in excess of 2,000 sq.ft situated on a quiet country lane with generous gardens around.

GROUND FLOOR

ENTRANCE HALL With red tiled floor, stairs leading to the first floor and doors to:

DRAWING ROOM With double aspect windows to front and side and inset log burner.

SITTING ROOM With double aspect windows to front and rear and open fireplace.

DINING ROOM With window to side aspect, red brick mantelpiece above open fire and storage cupboards.

KITCHEN/BREAKFAST ROOM Range of base and wall units with wooden worktops over. Inset sink with mixer tap, double oven, induction hob with extractor over, dishwasher. Complete with boiler cupboard and window to rear aspect.

UTILITY Base units with inset sink and worktop over. Space for freestanding appliances and door leading to:

FIRST FLOOR

LANDING With window to front aspect.

MASTER BEDROOM Large room with double aspect windows to front and side aspect. Door leading to ENSUITE complete with shower, handwash basin and WC and heated towel rail.

BEDROOM 2 Another large room with windows to front and side aspect. Door leading to ENSUITE complete with shower, handwash basin and WC and heated towel rail.

BEDROOM 3 Window to side aspect.

BEDROOM 4 Window to rear aspect.

BATHROOM Space complete with bath, inset hand wash basin, WC, heated towel rail and skylight above.

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OUTSIDE

A generous wrap around plot providing plenty of space to both the front and rear. Featuring a range of mature trees and shrubs, as well as established flower bed. The property has a large terrace to the side and is complete with outbuilding and outdoor WC.

SERVICES Mains electricity and water, Septic tank drainage and oil-fired heating. NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

EPC E.

TENURE To Let.

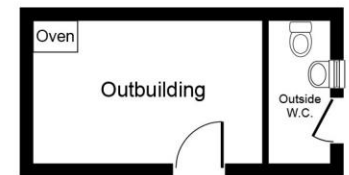
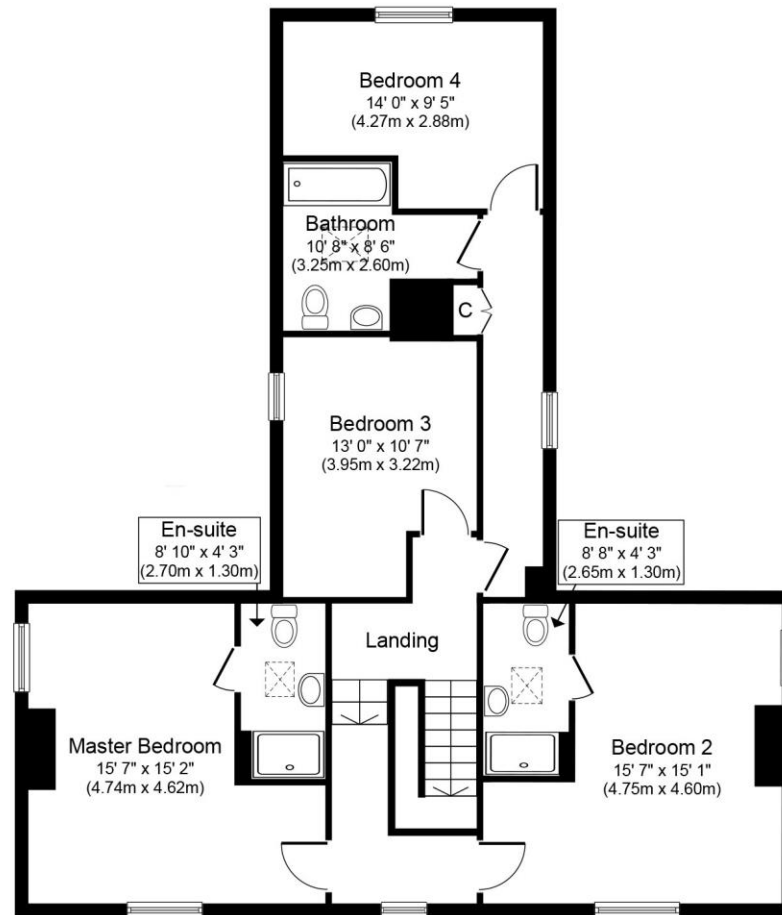
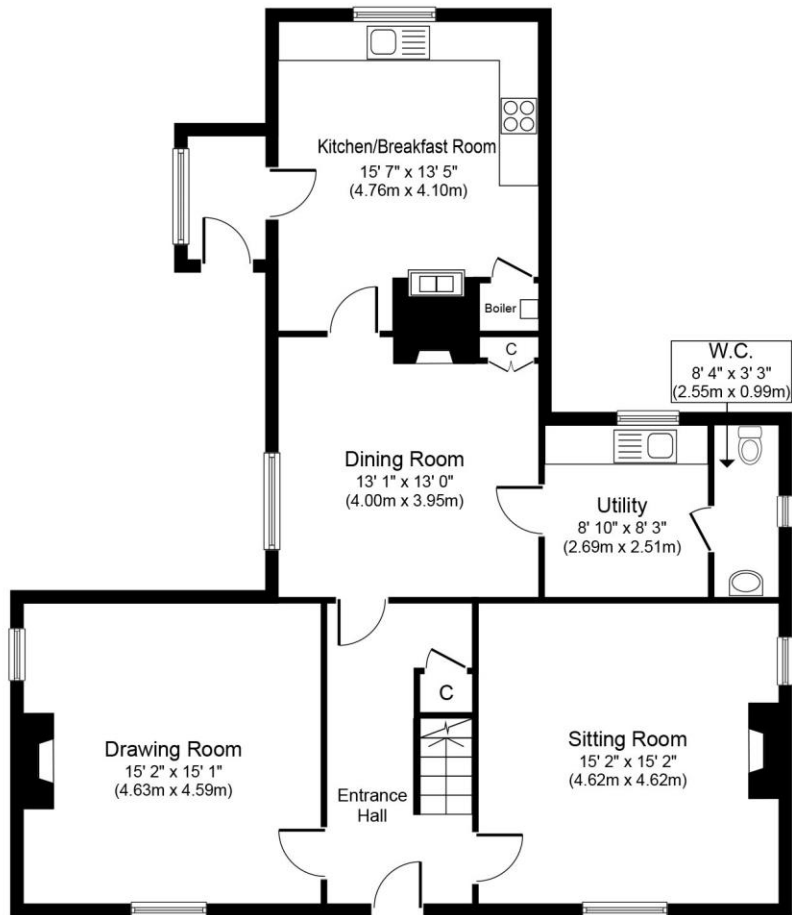
TENANT INFORMATION A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 week's security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

WHAT3WORDS race.lift.simulations

VIEWING Strictly by prior appointment through David Burr estate agents.

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Outbuilding

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.

