



Cotton Hall Studs
Kedington, Suffolk

**DAVID
BURR**



Cotton Hall Studs, Rectory Road, Kedington, Suffolk CB9 7QN

Kedington is a popular thriving village, located four miles to the west of Clare, with easy access to Haverhill, Cambridge, Newmarket and Bury St. Edmunds. The village has a number of facilities including shops, general store, butchers, public house and primary school.

Cotton Hall Studs is situated in 16.5 acres of beautiful countryside, close to the Stour Valley Path. It is set back from the road and accessed by a private drive. This four bedroom equestrian property is nestled in a tranquil spot with the River Stour running through the grounds.

A detached four bedroom property with extensive equestrian facilities and indoor swimming pool.

Entrance into:

SITTING ROOM: A cosy sitting room filled with character beams and feature log burner. Double aspect views to both the front and rear of the property and French doors leading to the rear.

KITCHEN/DINING AREA: A large kitchen of triple aspect and plenty of character with exposed beams throughout. Wonderful wood flooring, wall and base units, five ring electric hob, space for fridge freezer and a large kitchen island as a centre piece. Stairs to the first floor.

UTILITY ROOM: With a range of base units and space for dishwasher, washing machine, fridge/freezer and views out to the rear garden.

MASTER BEDROOM: Of triple aspect with views to the rear, with character beams and custom storage/dressing room leading through to **En-Suite:** With shower, WC, wash hand basin and part-tiled walls and flooring.

ENTRANCE HALL: With stairs leading to the first floor.

First Floor

LANDING: A light and airy landing with rooflight window and rooms off:

BEDROOM 2: Double bedroom of double aspect with views to the side and rear. **En-Suite:** Comprising corner bath with shower over, WC and pedestal wash hand basin.

BEDROOM 3: Double bedroom with two rooflights to the side aspect and views to the rear.

BEDROOM 4: A further double bedroom of double aspect with views to the side and rear.

FAMILY BATHROOM: Comprising corner bath, vanity sink unit and WC.

Outside

POOL HOUSE

Situated within the grounds housing an indoor swimming pool (work required) including WC, changing rooms, shower and sauna.

EQUESTRIAN FACILITIES

The outdoor equestrian facilities are extensive and well positioned in proximity to the house. Two traditional stable blocks and a block paved yard forming a generous size workshop and 11 high ceiling stables including three large foaling stables, all stables are well lit and provide good ventilation. A further four loose boxes are housed in the 60ft barn which is currently used to store the years hay crop. The barn has ample room to install additional loose boxes if required. A rubber base menage with post and rail fencing is located next to the yard. There are approximately 14.0 acres of paddocks, the largest was recently re-seeded for hay with fencing embedded into dense boundary hedges which afford shelter for both summer and winter. Water is laid to the paddocks

Cotton Hall Studs, Rectory Road, Kedington, Suffolk CB9 7QN

via a hose system, although the infrastructure for an underground pipe system is already in place, but would require a modicum of updating.

SERVICES: Main water and septic tank. Main electricity connected. 12 x solar feed-in tariff panels. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D. A copy of the energy performance certificate is available upon request.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 29 mbps download, up to 4 mbps upload. **Phone**

Signal: Yes. Provider: Mobile coverage is limited.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

LOCAL AUTHORITY: West Suffolk District Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. 01284 763233

COUNCIL TAX BAND: G.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

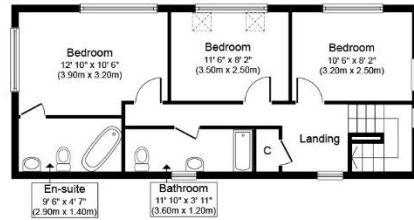
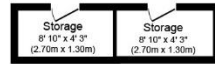
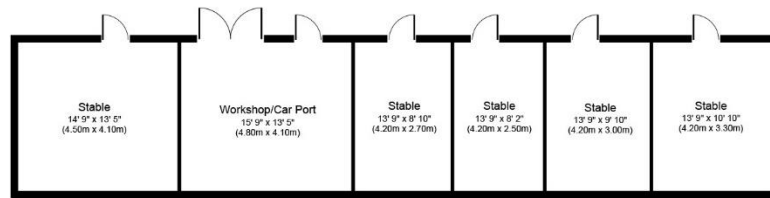
RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None known.

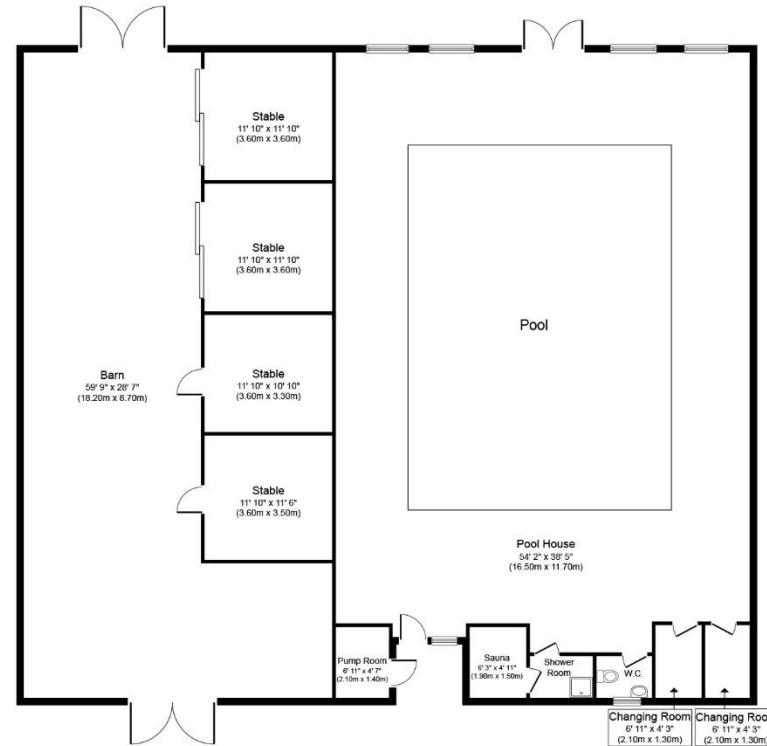
ACCESSABILITY ADAPTIONS: None known.

VIEWING: Strictly by prior appointment only through DAVID BURR.

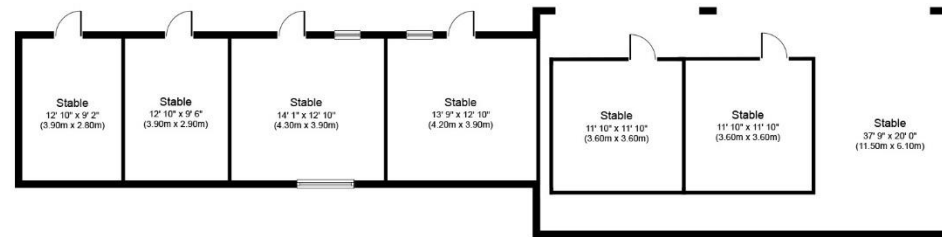
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No 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.



First Floor
 Approximate Floor Area
 548 sq. ft.
 (50.9 sq. m.)



Ground Floor
 Approximate Floor Area
 997 sq. ft.
 (92.6 sq. m.)



Outbuilding
 Approximate Floor Area
 5,900 sq. ft.
 (548.0 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. 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.



