



**Hurdle Hall,
Cowlinge**

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Hurdle Hall, Cowlinge, Newmarket, CB8 9QD

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.

The property offers flexible accommodation ideal for family living, entertaining, or home working, and is presented to a stunning standard. In total, the accommodation extends to over 2,860 sq ft, including the annexe and outbuildings, with the main house providing three bedrooms, a ground floor shower room, and a first-floor bathroom. Externally, the property sits within a generous plot with well-tended gardens, a detached double garage with annexe above, and a separate games room.

Hurdle Hall is a beautifully extended Grade II listed thatched cottage, rich in character and original features, set within 0.6 acres of attractive gardens in a picturesque semi-rural village.

Entrance into a welcoming porch with attractive brick flooring and side aspect windows, leading into the main hallway.

INNER HALLWAY Provides access to the side of the property and includes two built-in storage cupboards, ideal for coats or general storage, as well as a cloakroom/shower room.

SHOWER ROOM Features a fully tiled walk-in shower with electric shower, low-level WC, wash hand basin, radiator, shaver point, and extractor fan.

FAMILY ROOM / SNUG Continues the brick flooring and features a stunning inglenook fireplace with working fire and oak beam. Sash windows to the front and rear, along with full-height glazing into the sitting/dining room, create a bright and inviting space. Exposed timber beams throughout add character, and stairs lead to the first floor.

BEDROOM 3 A charming double with sash windows to the front and rear, an open fireplace with brick surround, oak framing, and a tiled plinth.

KITCHEN Fitted with a matching range of base and eye-level storage cupboards, granite work surfaces, Belfast sink with mixer tap, integrated dishwasher, and a built-in electric AGA with extractor and five-ring induction hob. Triple-aspect windows provide natural light, and a utility area with pantry storage and plumbing for appliances completes this practical space.

SITTING / DINING ROOM A stunning, recently extended space featuring a Karndean floor, abundant natural light from roof windows and bifold doors to the rear, and a large log-burning stove. This versatile room offers an ideal family entertaining area, complemented by a large fitted storage cupboard.

First Floor

The split-level landing provides access to:

BEDROOM 1 With fitted wardrobes and sash window to the front.

EN SUITE Fitted with a corner panelled bath with mixer tap and shower, low-level WC, pedestal basin, chrome heated towel rail, built-in storage, and eaves cupboards.

BEDROOM 2 A generous double with fitted wardrobe and sash window to the side aspect.

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Outside

The property sits within beautifully landscaped gardens measuring over 0.5 of an acre, mainly laid to lawn with mature borders, beds, and an array of trees, with fields to the side and beyond. A detached shed houses the wood store and oil tank. Front and side gardens are fully stocked, with flower beds, borders, a slate area, and a garden pond. A large gravel driveway with five-bar timber gate provides ample off-road parking for multiple vehicles.

A **DETACHED DOUBLE GARAGE** with power and light provides additional practical space.

The property also includes a versatile annexe to the side of the garage, currently used for storage, with a staircase leading to a first-floor bedroom with eaves storage and a bathroom comprising a panel-sided bath, pedestal basin, WC and towel rail.

Additionally, a **DETACHED GAMES ROOM** with exposed beams, power and light offers flexible use as a home office, playroom, man cave or bar area, with double doors opening onto the garden.

Agents' Note: The thatch was replaced on both the garage and main house within the last 18 months (as of March 2026).

SERVICES Oil-fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND E. (£2,747.81 per annum)

EPC TBC

TENURE Freehold.

CONSTRUCTION TYPE Brick and block construction under thatched and part-tiles roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

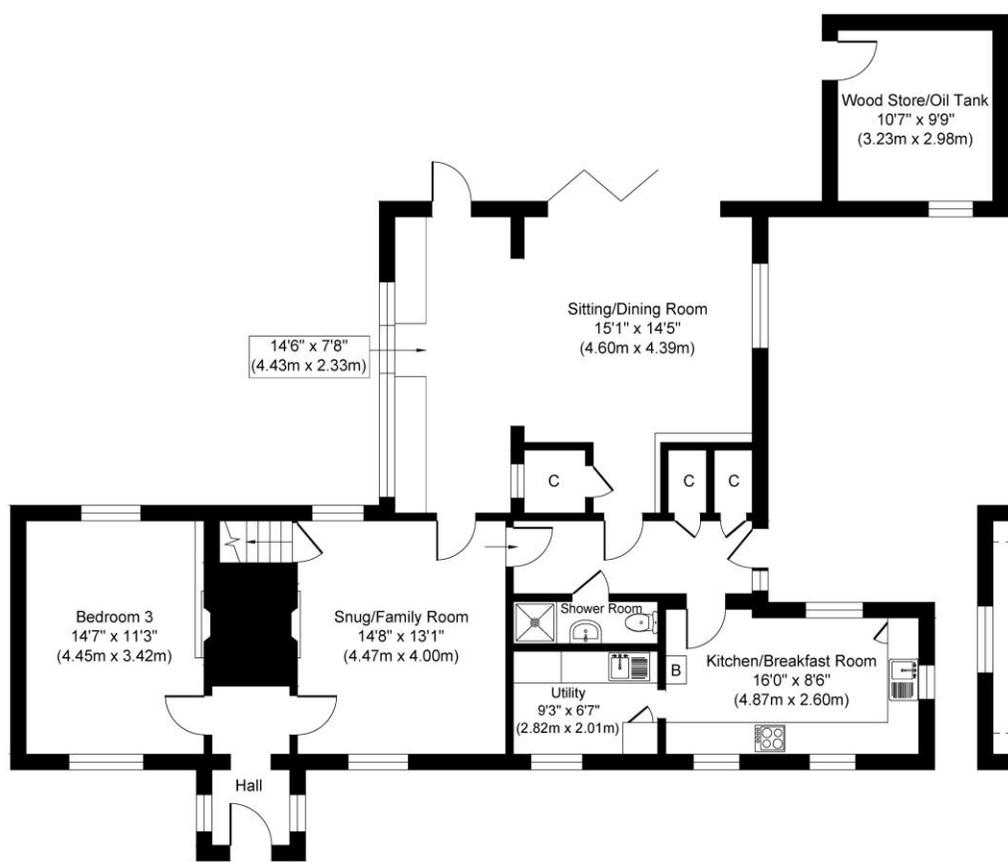
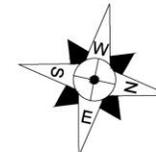
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS spreading.crisps.doubt

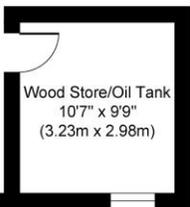
VIEWING Strictly by prior appointment only through DAVID BURR.

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.

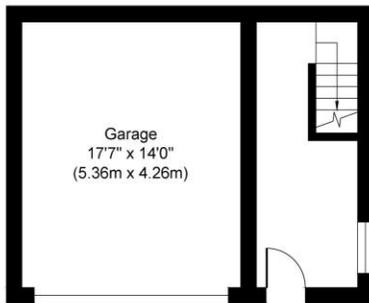




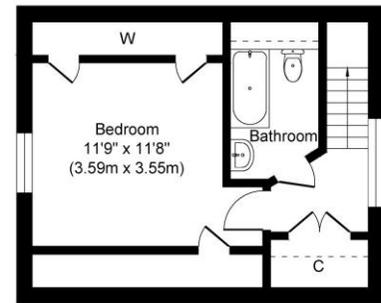
Ground Floor
 Approximate Floor Area
 1320 sq. ft
 (122.61 sq. m)



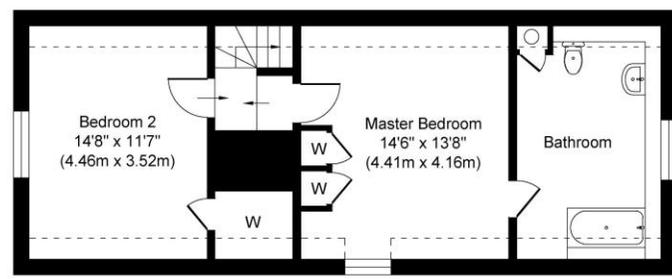
Wood Store/Oil Tank
 10'7" x 9'9"
 (3.23m x 2.98m)



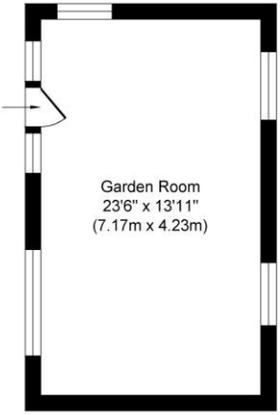
Annexe Ground Floor
 Approximate Floor Area
 352 sq. ft
 (32.71 sq. m)



Annexe First Floor
 Approximate Floor Area
 281 sq. ft
 (26.14 sq. m)



First Floor
 Approximate Floor Area
 581 sq. ft
 (54.02 sq. m)



Outbuilding
 Approximate Floor Area
 326 sq. ft
 (30.32 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.

