Waterhall Farmhouse  Kennett, Cambridgeshire
A substantial Grade II Listed country house situated close to Newmarket, set in 11.31 acres, with a detached annexe, stables and paddocks

Features

- Close proximity to Newmarket
- Substantial 4,769 sq ft period property
- 5 reception rooms
- Kitchen/breakfast room
- Utility room, cloakroom, basement/games room
- 7 bedrooms with 4 bath/shower rooms (2 en-suite)
- Double garage, indoor swimming pool complex and mature gardens
- Stable yard with 11 stables, veterinary store room with stocks, 5 post and rail paddocks
- Detached 3 bedroom annexe

11.31 acres in all (sts)
The Property

Waterhall Farmhouse is a substantial Grade II Listed country house situated close to Newmarket with 11.31 acres, a detached annexe, stables and paddocks. This spacious well-proportioned house has colourwashed elevations under a tiled roof with attractive period features, generously sized reception rooms and seven bedrooms.

The property has equestrian facilities including a stable block with 11 stables, veterinary store room with stocks, base and electrics for horse walker and 6.5 acres of five post and rail paddocks, making the site suitable for both private amenity uses or as a stud.

The reception hall has stairs to the first floor and a built-in cupboard. There are three reception rooms and an oak framed garden room. The kitchen/breakfast/family room is a particular feature with two sets of French doors to the garden, oil fired Aga and Inglenook fireplace with wood burning stove. A useful utility room is located off the kitchen/breakfast room and a cloakroom adjoins the garden room. The basement houses the basement/games room.

There are five bedrooms to the first floor with two en-suite bath/shower rooms and a family bathroom. The second floor has two further bedrooms and a shower room.

The detached 1,712 sq ft annexe has an entrance hall, sitting room, dining room, kitchen/breakfast room, three bedrooms, two bath/shower rooms and roof terrace.

Outside

Waterhall Farmhouse is accessed via a gated entrance leading to a long private tarmac driveway, providing access to the stable yard and parking. The house is surrounded by mature gardens, mostly laid to lawn and two stores to the rear of the house provide useful garden and equipment storage. A mature tree belt surrounds the property on all sides, providing a good degree of privacy and security. There is a double swimming pool complex (30ft x 60ft) has a 30ft x 15ft swimming pool with fully tiled surround, changing room and pump house. The equestrian facilities are situated to the rear of the house across a grass quadrant, with an attractive traditional L shaped timber framed stable block providing 11 stables (including 1 foaling box) and a veterinary/store room with stocks. Mains electricity and an outside tap are connected to the stables. The 5 post and rail paddocks have field shelters and mains connected water troughs. The land has been identified as free draining with coarse loamy soil over chalk, ideal for minimizing poaching.

Location

Just over three miles away, Newmarket is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre and some of the finest racing in the world is seen on Newmarket's two racecourses: The Rowley Mile and The July Course. Newmarket is also home to Tattersalls (Europe's leading Bloodstock Auctioneers), veterinary practices of international repute, other bloodstock support services, the National Stud, the National Horseracing Museum and the Jockey Club. Newmarket provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. The historic market town of Bury St Edmunds and the University City of Cambridge offer a wider range of amenities. The villages of Kennett and Kentford benefit from local amenities including two public houses, a church, village store/Post Office, petrol station, village hall, recreation field, primary school and railway station. The station provides trains to Newmarket, Cambridge, Bury St Edmunds and Ipswich. Cambridge, Audley End and Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. There is excellent access to the A14 and A11 (M11) and Stansted International Airport is accessed from the M11.
• Newmarket 3.3 miles
• Bury St Edmunds 13 miles
• Cambridge 16 miles
• London 70 miles
• (distances approximate)

Property Information

Services: Mains water and electricity. Oil fired central heating via radiators. LPG gas connected to The Annexe.

Tenure: The property is freehold with vacant possession on completion.

Local Authority: East Cambridgeshire District Council: Tel: 01353 665555

Council Tax:
Waterhall Farmhouse - Band F - £2,311.05 with a rateable value of £1,300
The Annexe – Band C: £1,422.19

Viewing: Strictly by appointment only through the joint sole agent: Jackson-Stops & Staff 01638 662231

Agents Note: Interested parties should be aware that the property adjoins the A11 trunk road and although a mature tree belt and embankment provides a degree of screening, the property is affected by traffic noise.

Directions

From the Clock Tower roundabout in Newmarket proceed up the Bury Road. At the traffic lights branch right towards Bury St Edmunds on the B1056. Follow the road until reaching the first set of small crossroads and turn left. Follow this road for 0.9 miles and Waterhall Farmhouse can be found on the left hand side.
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