



Bridge Farmhouse | Bridge Street | Moulton | Newmarket | CB8 8SP

Guide Price £523,000 Freehold



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www.rah.co.uk



Property Description

An outstanding well presented Grade II listed four bedroom detached thatched house with delightful gardens of about 0.18 acres in this popular and convenient village.

Sitting room, family room, dining room, kitchen, utility room, cellar, four bedrooms, dressing room, three bathrooms, double garage, gardens and grounds of about 0.18 acres, oil fired radiator heating.

A11 2 miles, A14 2 miles, Kennett station 2.9 miles (Cambridge 32 minutes), Newmarket 3.2 miles (Cambridge 22 minutes), Bury St Edmunds 13 miles, Cambridge 17 miles (Kings Cross from 43 minutes)

Moulton is a delightful sought after village just over 3 miles from Newmarket with excellent local facilities. The village has a popular local store/post office, primary school, pub/restaurant and parish church. There is a large green and playing fields adjacent to the stream. Moulton is well placed for access on A14 and A11 to Newmarket, Cambridge and Bury St Edmunds. London is easily commutable from Whittlesford Parkway Station (Liverpool Street from 63 minutes) and the M11. Cambridge 17 miles by car.

Bridge Farmhouse is a charming well presented Grade II listed mid 17th century timber frame and thatched house of rendered elevations with red brick chimney. The house has enormous character and has many original features including inglenook fireplaces, exposed ceilings and wall timbers. It offers flexible family accommodation incorporating three reception rooms, kitchen, breakfast room/bedroom 4, utility room, bathroom/cloakroom, cellar, three first floor bedrooms and two bathrooms. The property is well located on a mature plot of about 0.18 acres and has a large detached double garage.

GROUND FLOOR

Timber front door to

DINING ROOM

about 14' x 8' 7" (4.27m x 2.62m) with exposed studwork and ceiling joists, three wall light points, double radiator, wide opening to kitchen

SITTING ROOM

about 16' 8" x 14' 4" (5.08m x 4.37m) large Inglenook fireplace with exposed brickwork and brick hearth, carved timber bressumer, wood stove, exposed ceiling timbers, radiator, four wall light points, door to stairs (1), door to cellar, door to garden

FAMILY ROOM

about 16' 8" x 13' (5.08m x 3.96m) a light room with windows to three aspects, large exposed brick fireplace with bressumer, exposed ceiling timbers and studwork, two radiators, two wall light points, five amp lighting circuit, BT point

KITCHEN

about 14' x 7' 8" (4.27m x 2.34m) good range of base cupboards and drawers, work surface with inset sink and ceramic hob unit, extractor unit over, fitted double oven, further range of units with wall units over, vinyl flooring, extractor, exposed ceiling timbers

BREAKFAST ROOM/BEDROOM 4

about 13' 7" x 11' 2" (4.14m x 3.4m) with exposed timbers, former fireplace, built in corner cupboard, double radiator, stairs (2)

UTILITY ROOM

about 13' 11" x 13' 7" (4.24m x 4.14m) with door to garden, sink unit with storage under, space for washing machine, ceramic tiled flooring, airing cupboard concealing Starflow oil fired boiler providing heating and hot water, control panel

BATHROOM (3)

with panelled bath, pedestal hand basin, low level wc, radiator, ceramic flooring

BASEMENT

about 15' 5" x 12' 4" (4.7m x 3.76m) security gate, steps down to cellar with concrete floor, florescent lights, power point, door to unused stair to garden

FIRST FLOOR

LANDING

from stairs (1) with range of built in storage, radiator,

BEDROOM 1

about 14' x 13' 8" (4.27m x 4.17m) with vaulted ceiling, double radiator, built in clothes cupboard, steps and door to

DRESSING ROOM

with hand basin, built in cupboard with hanging rails, door to bathroom (2)

BATHROOM (1)

with vaulted ceiling, panelled bath with mixer tap and shower attachment, low level wc with concealed cistern, bidet with mixer tap, inset basin with mixer tap, timber work surfaces, drawers under, tiled shower cubicle, radiator, exposed timbers, hatch to loft space, door to bedroom 3

BATHROOM (2)

with doors to landing and dressing room Timber panelled bath with mixer tap and shower attachment, low level wc, pedestal hand basin, radiator, shaver light, window to front elevation

BEDROOM 2

about 16' 8" x 13' (5.08m x 3.96m) an attractive vaulted room with windows to two aspects, fan assisted radiator

BEDROOM 3

about 13' 10" x 13' 7" (4.22m x 4.14m) accessed from stairs (2) with window to gable end, built in cupboard with insulated hot water cylinder with electric immersion heater, access to loft space, radiator, interconnecting door to bathroom

OUTSIDE

overall about 0.18 acres

FRONT GARDEN

laid to lawn with mature shrubs and plants, paved pathway to front door. The property has a right of way over a gravelled driveway leading to the double garage

DOUBLE GARAGE

of rendered elevations under a pan tiled roof with windows, hung timber doors, adjacent timber personal door

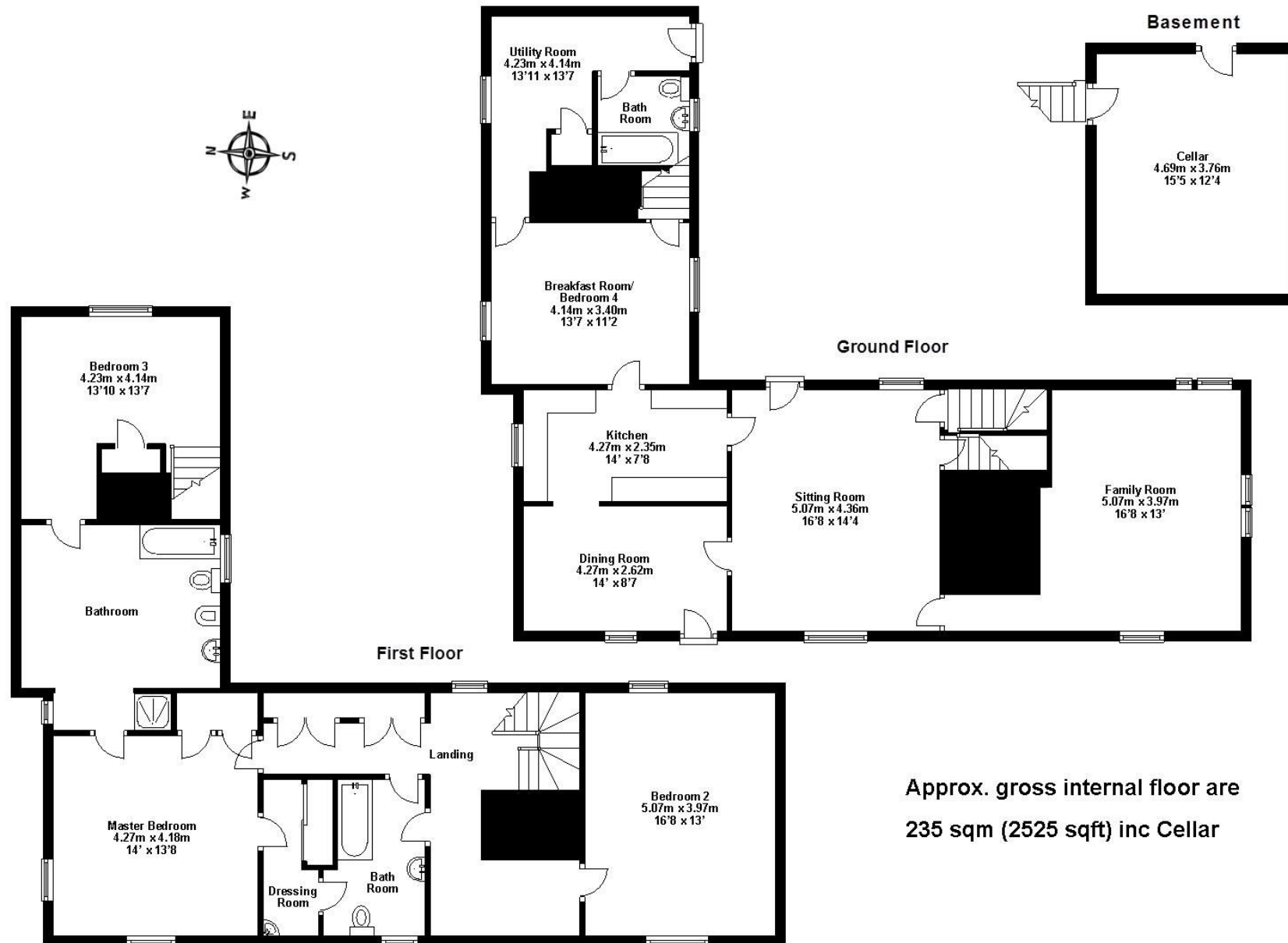
REAR GARDEN

about 95' x 46' (max) (28.96m x 14.02m) with mature chestnut tree and apple tree, well stocked flower and shrub borders, silver birch tree, laid mainly to lawn, paved pathway to back door, outside lights, oil tank

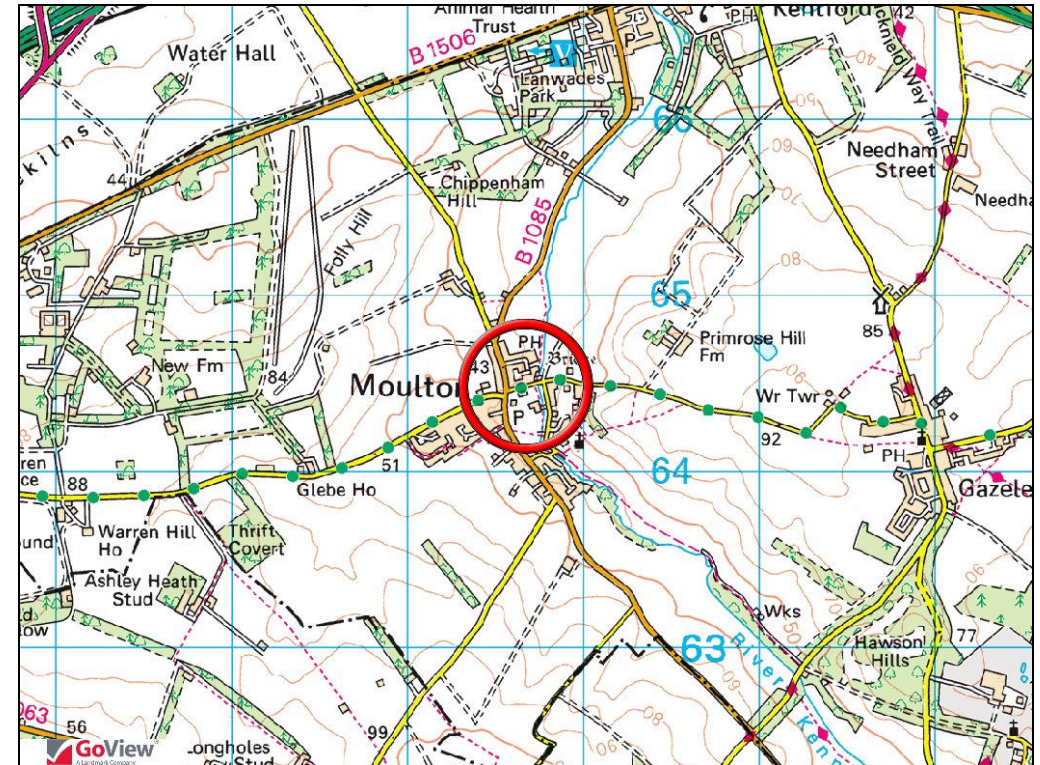
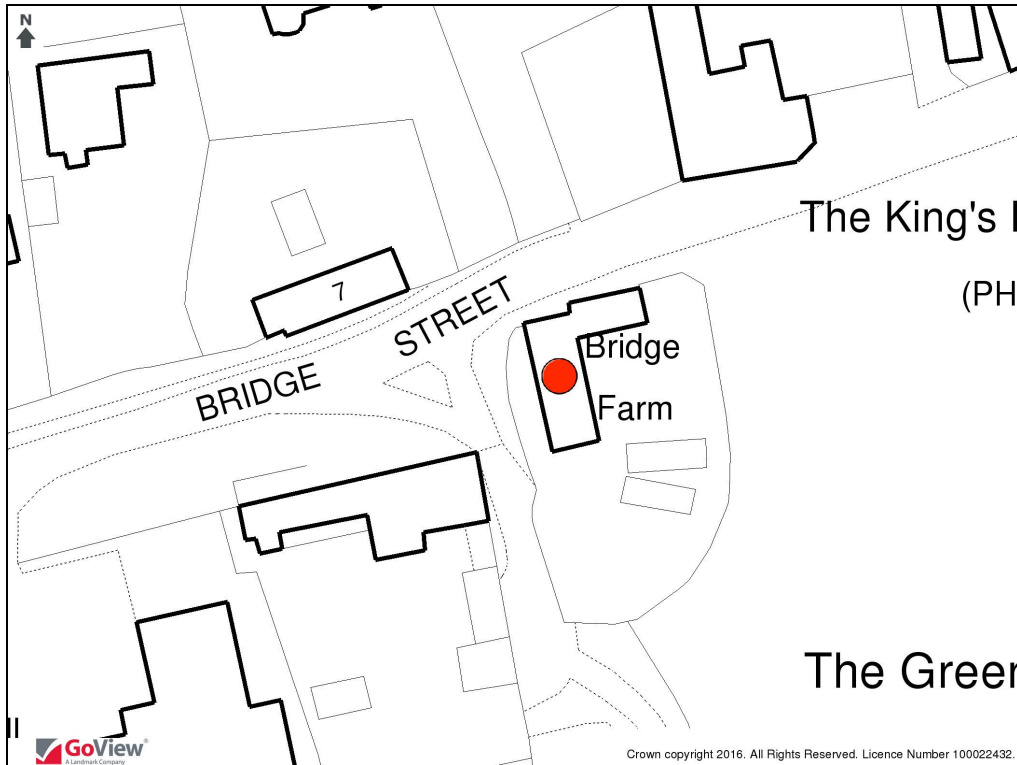




Bridge Farmhouse, Moulton



Approx. gross internal floor are
235 sqm (2525 sqft) inc Cellar



GENERAL INFORMATION

Postcode: CB8 8SP

Services

Mains water, drainage and electricity are connected to the property.
Oil fired radiator heating.

Fixtures

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

Statutory Authorities

Forest Heath District Council
Suffolk County Council

Viewing

Strictly by appointment through the vendor's joint sole agents
Redmayne Arnold and Harris

16/08/2016- CCA/ES

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