



Delightful Grade II Listed country house

Caters Farm, Cowlinge, Newmarket, Suffolk CB8 9HP

Freehold





Rural location with superb far reaching views •
Renovated and extended former farmhouse with
versatile accommodation • Stunning vaulted drawing
room • Useful range of outbuildings

Local information

• Picturesque village located in the south-west corner of Suffolk close to the Cambridgeshire border.

• Approximately 5.5 miles south east of Newmarket and 12 miles south west of the historic town of Bury St Edmunds, is surrounded by rolling countryside with a village gastro pub at its heart.

• The high tech University City of Cambridge is approximately 19 miles to the west where there are extensive shopping, cultural, recreational and schooling facilities.

• The pretty village of Wickhambrook is close by offering local amenities - a village shop/post office and doctor's surgery.

• Local schools include Wickhambrook Primary School, Barnardiston Hall Preparatory School, Fairstead House in Newmarket and Culford Senior and Preparatory School near Bury St. Edmunds.

• Newmarket, the world famous home of English racing, offers a wide range of amenities and entertainment as well as shops, schools and leisure facilities.

• Bury St Edmunds is a picturesque market town, boasting a Cathedral, Georgian Theatre, many independent shops and the Ark shopping centre.

About this property

Caters Farm is a Grade II listed former farmhouse believed to date from the late 16th Century which has been extended over the years to provide a very welcoming and comfortable family home. It was relatively recently listed (2001) and following a detailed inspection from a local historian, it was suggested that the original plan of the house was "clear but unparalleled" in his extensive local experience. To quote his comment made in 2001:- "...The decision to build two chimney stacks separated by an unheated room instead of the usual back-to-back arrangement was financially extravagant perhaps prompted by the urgent need to separate the occupants of the hall from those of the principal parlour..."

Of rendered elevations beneath a mix of thatched and tiled roofs, the house today provides really comfortable and versatile accommodation over two floors with many of the classic features of the period - substantial exposed timbers, vaulted bedrooms, Inglenook fireplaces and a range of brick and pamment flooring. The drawing room has been added in more recent times and provides a wonderful spacious, triple aspect vaulted space enjoying super views with French doors to the garden and a brick chimney breast with wood burning stove. The original four bay farmhouse incorporates the reception hall,



dining room (with second staircase off), sitting room and family room which directly connects with the lovely farmhouse kitchen/breakfast room. Here there is a central island and a range of painted floor units with granite worktops together with a very useful shelved pantry. Beyond is the utility room with access to the garden and a boiler room. The far side of the kitchen leads to the brick floored rear hall, used as the every day entrance to the house with a boot room, shower room and access to the aforementioned drawing room. A study - approached through a door set into the studwork from the dining room and an adjacent bathroom with oval bath and chequered quarry tiled floor complete the ground floor accommodation.

On the first floor there is a master suite with vaulted bedroom, dressing area and shower room together with a family bathroom and the four remaining vaulted bedrooms (three of which are doubles) - are independently accessed via the two staircases.

Outside
A gated sweeping drive leads to a parking area beside the side terrace. To one side is the extensive range of brick and flint and timber framed outbuildings under pantiled roofs - part of

which had planning permission to convert to a self contained annexe with some internal masonry partitions already installed which were not completed. There are various workshops/stores, a large barn and a former piggery all extending to approximately 2,430 sq ft.

The gardens are an absolute delight, predominantly laid to grass and including an orchard and various different areas providing interest interspersed with mature hedging with, close to the house, shaped beds, a pergola, deep terrace, a large natural pond, and delightful mature trees. A wide pathway alongside a spinney which sits in the south eastern corner of the site leads to a revolving summer house making the most of the incredible view beside which is a former paddock.

In all 5.06 acres.

Tenure
Freehold

Local Authority
St Edmundsbury District Council

Viewing
Strictly by appointment with Savills





Approximate IPMS2 Floor Area
 House = 338.2 sq m / 3640 sq ft
 Barns = 225.8 sq m / 2430 sq ft
 Limited Use Area = 43.1 sq m / 464 sq ft
Total = 607.1 sq m / 6534 sq ft
 For identification only. Not to scale.
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