



POOLE FARM
WESTLEY WATERLESS, CAMBRIDGESHIRE



JACKSON-STOPS 

POOLE FARM

52 THE STREET, WESTLEY WATERLESS, NEWMARKET, SUFFOLK, CB8 0RQ

TOTAL APPROX. FLOOR AREA 1,043 SQ FT / 97 SQ M (INCLUDING OFFICE, TACK ROOM AND 3 STABLES)

AN EXCITING OPPORTUNITY TO PURCHASE A DETACHED COTTAGE WITH POTENTIAL TO EXTEND, WITH STABLES AND PADDOCKS EXTENDING TO 22 ACRES IN ALL, IN THIS HIGHLY SOUGHT AFTER AND ACCESSIBLE LOCATION



DISTANCE

A11 ACCESS 4 MILES

NEWMARKET 5 MILES

CAMBRIDGE 13 MILES

STANSTED AIRPORT 32 MILES

LONDON 65 MILES

GROUND FLOOR

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Utility Room/Cloakroom

FIRST FLOOR

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom

OUTSIDE

- Driveway with Parking
- Front Garden
- Office/Store
- Tack Room/Store
- 3 Stables
- Portal Framed Barn with 7 Demountable Stables
- **22 Acres of Post and Rail Paddocks**



THE PROPERTY

Poole Farm offers an exciting opportunity to purchase a cottage offering potential for extension (subject to planning) with stables and paddocks extending to 22 acres in all, in this highly sought after and accessible location.

The charming detached cottage has red brick and rendered elevations over a brick plinth under a slate and pantiled roof with a newly installed oil tank and boiler.

The **front porch** has a stable style door to the front garden, window to the side and brick floor. The welcoming **entrance hall** has a window to the side, wooden stairs to the first floor and tiled floor. The double aspect **kitchen** has windows to the front and side, fitted base and eye level units, worktops with tiled splashbacks, integrated oven and hob with extractor hood above and tiled floor. The **sitting room** has a window to front enjoying views over the front garden and open countryside, open brick fireplace, fitted shelves and wood effect floor. The good sized **utility room/cloakroom** has a window to the rear, stainless steel sink, wc, space and plumbing for a washing machine and tiled floor.

The first floor has **three bedrooms** and family bathroom. The **bathroom** has a bath with shower over and tiled surround, wash basin, wc, vinyl floor and frosted window to the side.



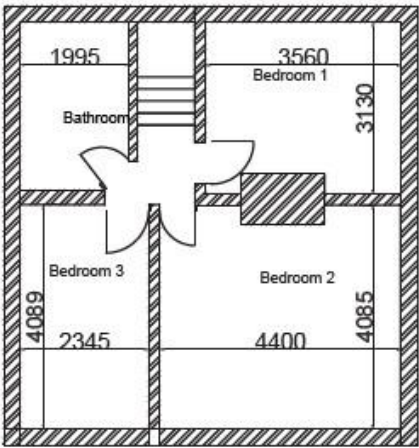
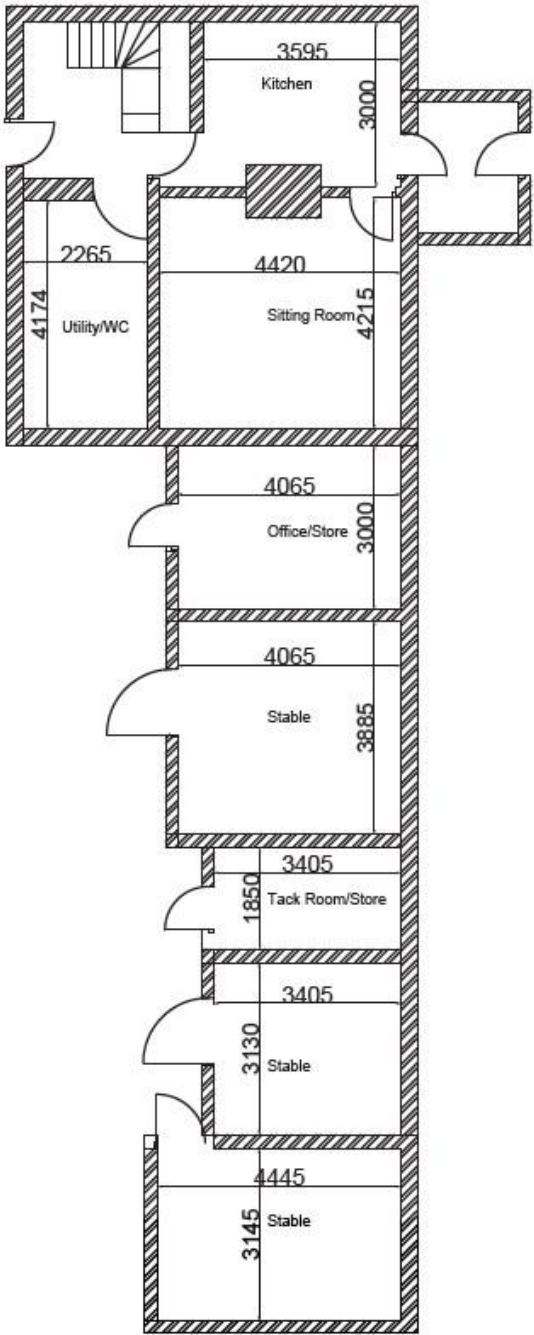
OUTSIDE

Poole Farm has a **driveway** providing **parking** for several vehicles and access to the stables, barn and paddocks.

There is a small garden to the front of the property and adjoining the cottage is an **office/store, tack room/store** and **three stables**.

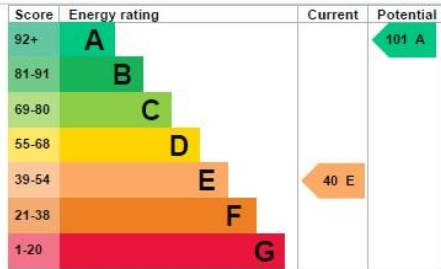
There is a separate **portal framed barn** with **seven demountable stables**.

In all there is 22.45 acres of **post and rail paddocks** with water connected.



Total Area 97 m2

POOLE FARM COTTAGE



The graph shows this property's current and potential energy rating.

LOCATION

Poole Farm occupies a sought after location, with countryside views to the front, in this small rural East Cambridgeshire village. Just five miles from Newmarket, the village has a church and village hall and is surrounded by rolling countryside with open fields, stud farms and woodland. For the commuter there is a local train service in the neighbouring village of Dullingham, leading into Cambridge and Newmarket. The neighbouring village of Stetchworth also has good local amenities including a highly regarded village school and nursery, sports centre with tennis and squash courts and a Post Office/shop. Newmarket offers an extensive range of amenities including schools, shops, supermarkets, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. Newmarket is world famous as the headquarters of British racing and is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and the Jockey Club. Some of the finest racing in the world is seen on Newmarket's two racecourses: the Rowley Mile and the July Course. Westley Waterless is particularly commutable to the University City of Cambridge with its burgeoning hi-tech industries, science parks and reputable schools. There is excellent access to the A14 and A11 (M11). There is a branch line connection from the neighbouring village of Dullingham and Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive.



DIRECTIONS CB8 0RQ

From Newmarket High Street take the B1061 towards Dullingham. Proceed straight through the village and then turn right at the second T junction signposted to Westley Waterless. After approximately half a mile the property can be found on the right hand side.

PROPERTY INFORMATION

SERVICES: Mains water and electricity and private drainage. Oil fired central heating.

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

COUNCIL TAX: Band C
Current annual charge: £2,044.99

LOCAL AUTHORITY: East Cambridgeshire District Council – Tel: 01353 665555

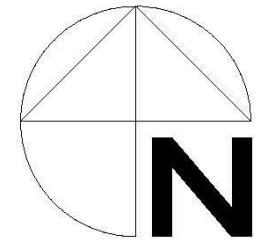
MOBILE SIGNAL/COVERAGE: Yes

What3words: [///zoos.dorms.translated](https://www.what3words.com/#!/en/zoos.dorms.translated)

VIEWING: Strictly by appointment only through joint sole agents:

Jackson-Stops – 01638 662231
Keylocks – 01638 664410

Poole Farm Westley Waterless



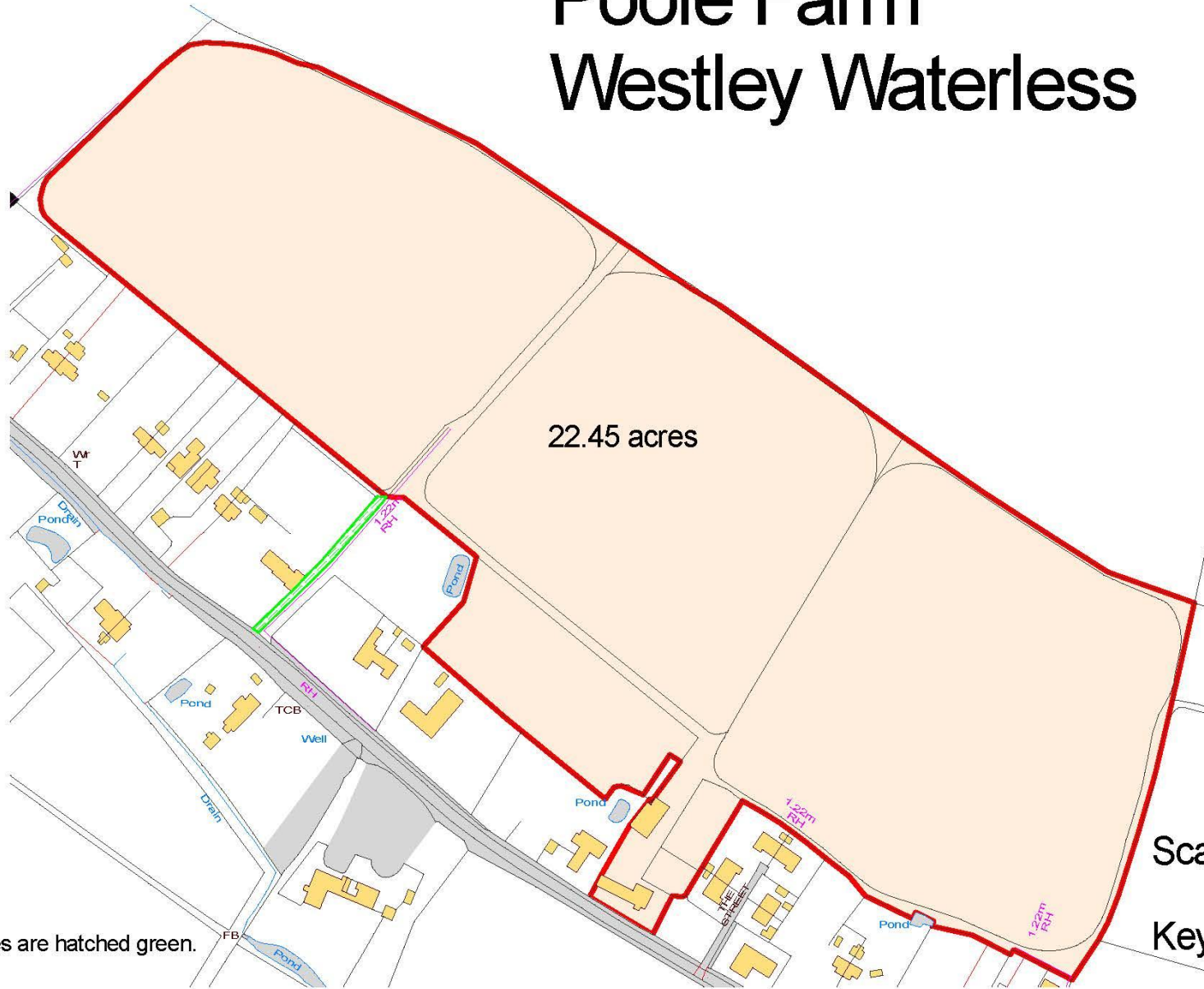
22.45 acres

Scale: 1:2500

Keylocks Ltd

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Survey,
(c)
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rights
reserved.
Licence
number
100022432

Access routes are hatched green.



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



NEWMARKET

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