



GRABELLA STUD
KENTFORD, SUFFOLK

JACKSON-STOPS 

GRABELLA STUD
HERRINGSWELL ROAD, KENTFORD, SUFFOLK CB8 7QS

TOTAL APPROX: BUNGALOW FLOOR AREA 2,444 SQ FT / 227.0 SQ M
STABLE YARD, RIDING SCHOOL AND OUTBUILDING AREA 6,175 SQ FT / 573.6 SQ M

A COMPACT RESIDENTIAL EQUESTRIAN PROPERTY
WITH DIRECT BYWAY ACCESS TO AN EXTENSIVE
HACKING NETWORK. BUNGALOW, 11 BOX STABLE
YARD, INDOOR RIDING SCHOOL, OUTBUILDING AND
PADDOCKS EXTENDING TO 8.78 ACRES



DISTANCE

NEWMARKET 5 MILES
BURY ST EDMUNDS 10 MILES
CAMBRIDGE 23 MILES
LONDON 78 MILES

BUNGALOW

- Reception Hall with Cloak Room
- Sitting Room
- Kitchen/Dining Room
- Former Snooker/Games Room
- Utility Room
- Cloakroom and Boot Room
- Family Bathroom
- Principal Bedroom with En-Suite Bathroom
- Bedroom 2
- Bedroom 3
- Bedroom 4/Study
- Integral Tandem Garage
- Gardens

EQUESTRIAN FACILITIES

- Stable Yard with 11 Boxes, Tack and Feed Stores
- Indoor Riding School
- Two Recovery Paddocks
- 10 Paddocks
- Former Stables/Outbuilding
- Muck Bunker

In total 8.78 acres



THE PROPERTY

Grabella Stud is a compact residential equestrian property with excellent facilities and paddocks extending to 8.78 acres in total.

Strategically situated between Newmarket and Bury St Edmunds, the property has been used for many years as a livery operation, but is ideally suited to private independent use or as a satellite / isolation facility to a larger operation.

Of particular note, the property greatly benefits from direct gated access to a byway which in turn connects with the Icknield Way Trail - providing extensive hacking with access to Cavenham Heath and The King's Forest beyond.

Grabella Stud orientates around a sizeable bungalow dating from the 1980's with brick elevations under a tiled roof. The light and spacious accommodation (which has reached the point of requiring updating) extends to 2,444 sq ft. The front door opens to a **reception hall** with **cloakroom** and double doors to the **sitting room** with blocked fireplace and sliding doors to the garden. The double aspect **kitchen/dining room** has a range of base and eye level units, worktop, sinks, integrated appliances including a four ring induction hob with extractor hood above, oven/grill, space and plumbing for a dishwasher and solid fuel stove and adjoining **utility room**, separate w/c and **boot room** with door to garden, together with a **former snooker/games room**.

The **principal bedroom** has lovely views of the garden and extensive built-in wardrobes. The **en-suite bathroom** has wash basin, w/c, bath with shower over. **Bedroom 2** with view of the rear garden and built-in wardrobe. **Bedroom 3** has a view to the rear. **Bedroom 4/study** has a built-in wardrobe. The **family bathroom** has a wash basin, w/c and bath with shower over.



OUTSIDE

To the **front** the bungalow has a large parking area and compartmented garden enclosed by hedging and mainly laid to lawn with flower and shrub beds, covered seating area, paved terrace, shed and outside lighting.

The integral **tandem garage** has an electric roller shutter door to the front, with workshop space including shelving, storage cupboards, power and lighting. The **rear garden** is partly enclosed by hedging, post and rail fencing and mainly laid to lawn.

EQUESTRIAN BUILDINGS

Grabella Stud is accessed direct from the public highway (Herringswell Road) through a gated entrance and along a private concrete drive to a large gravel area providing extensive parking for cars, horseboxes and lorries with adjoining muck bunker.

The traditionally configured stable yard adjoins with **11 stables**, **feed room** and **tack room** with power and light and horse wash area. The steel portal frame **indoor riding school** has a sand and rubber base with high level strip lighting. An **outbuilding/former stables** is a useful store with power and light.

PADDOCKS

Arranged to the north, east and west and within a post and rail ring fence, with post and rail and electric tape sub-divisions are **10 paddocks** with **two recovery paddocks** flanking the indoor riding school with 8.78 acres in total with water connected to strategic points.

HACKING

At the northern end of the land there is a gathering area and gate opening on to a **Byway** which connects to the **Icknield Way Trail** popular for hacking and accessing Cavenham Heath and The King's Forest.



LOCATION

Grabella Stud is located on the edge of the village of Kentford just five miles from Newmarket. This highly accessible Suffolk village is served by a range of local amenities including a village hall, shop/Post Office, renowned Phoenix Cycle Park and shop, two public houses and church.

For the commuter, the adjoining village of Kennett benefits from a train station with a branch line connection to Cambridge and Ipswich.

The nearby towns of Newmarket and Bury St Edmunds offer a wide range of local facilities including shopping, hotels, restaurants, schools and leisure facilities, with health clubs, swimming pools and a golf club.

Cambridge with its University, burgeoning high tech industries and world leading science parks is approximately eighteen miles away and has excellent schools, shopping and other facilities.

There is easy access to the A14, A11 and M11 and via these to the national road network. Cambridge, Cambridge North, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		



DIRECTIONS CB8 7QS

From the Clock Tower roundabout in Newmarket proceed up the Bury Road. At the traffic lights turn right towards Bury St Edmunds on the B1056. Continue along this road into Kentford village. Proceed past The Bell Inn and turn left into Herringswell Road just past The Kentford Pub, proceed over the bridges and the property can be found a short distance on the right hand side.

PROPERTY SERVICES

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

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

COUNCIL TAX: Band E.

Current annual charge: £2,874.02

LOCAL AUTHORITY: West Suffolk Council

BROADBAND SPEED: Ofcom states speed available up to 1800mbps

MOBILE SIGNAL/COVERAGE: Yes

What3words: ///sketching.frogs.haunts

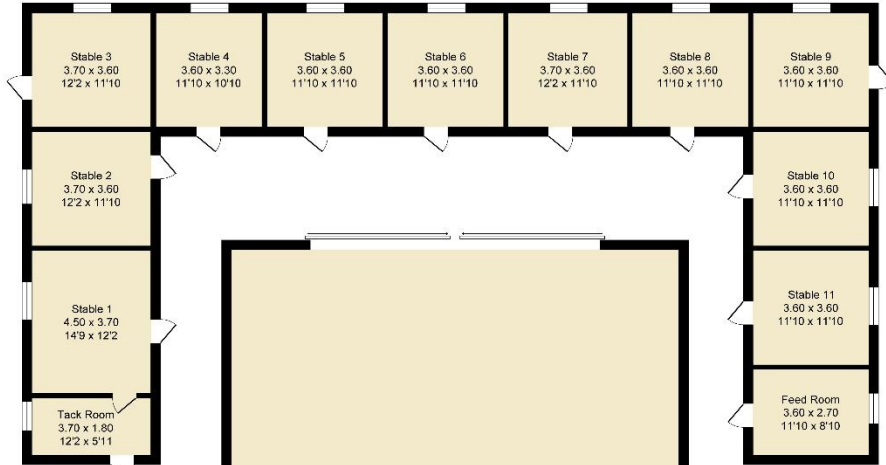
VIEWING: Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231
Email: newmarket@jackson-stops.co.uk

PLANNING: Planning permission was originally granted for the bungalow subject to a Section 52 Agreement dated 24th February 1987 limiting use and occupancy to a person wholly engaged or employed in the operation of the property as a stud farm, together with their dependent relatives.



Grabella Stud, Herringswell Road

Approximate Gross Internal Area = 573.6 sq m – 6175 sq ft



Outbuilding

Outbuilding

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. This plan is for illustrative purposes only and should be used as such by any prospective purchase.



Grabella Stud, Herringswell Road

Approximate Gross Internal Area = 227.0 sq m – 2444 sq ft



Ground Floor

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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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