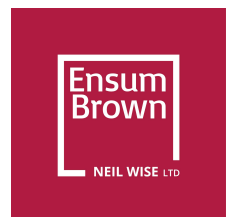




48 Mill Lane, Stetchworth

Newmarket

Guide Price £1,500,000





48 Mill Lane

Stetchworth, Newmarket

Modern 4-bed barn-style home on approx. 19 acres on the edge of Stetchworth, with 14 stables including foaling boxes, a Class Q barn and views towards Ely Cathedral.

- 4-Bedroom Detached Barn-Style Home
- Approximately 19 Acres With Paddocks And Post-And-Rail Fencing
- Equestrian Facilities — 14 Stables, 2 Store Rooms And Foaling Stables
- Class Q Barn With Conversion Potential (STPP)
- Development Or Equestrian Opportunity
- Open-Plan Kitchen/Dining Room With Countryside Views
- Lounge With Feature Brick Fireplace
- Four Bedrooms, En-Suite To Principal And Family Bathroom
- Secure Gated Parking For Several Vehicles And Lorries
- Far-Reaching Views Towards Ely Cathedral On A Clear Day

48 Mill Lane

Stetchworth, Newmarket

At a Glance

Type: Detached barn-style house, freehold

Size: House approximately 1,490 sq ft; grounds approximately 19 acres, with extensive equestrian outbuildings (approximately 6,083 sq ft)

Bedrooms: 4

Bathrooms: 2 — family bathroom plus en-suite to principal

Reception Rooms: Lounge with feature brick fireplace, plus open-plan kitchen/dining room

Kitchen: Cream shaker-style units, timber worktops, Belfast sink, terracotta tiled floor

Outside: Approximately 19 acres of paddocks with post-and-rail fencing, paved rear terrace

Parking: Secure gated parking for several vehicles and lorries

Equestrian: 14 stables, 2 store rooms, foaling stables and a large barn

Potential: Class Q barn with conversion potential (STPP); wider equestrian or development scope

Cloakroom: Ground floor

Station: Dullingham and Newmarket, with services to Cambridge, London and Ipswich

Agents Notes

Tenure: Freehold

Access: A neighbouring private development holds a right of access across part of the land. Protective covenants are in place benefiting this property, restricting noise and disturbance. The development's entrance is to be professionally landscaped and made good by the developers.

Note: Prospective buyers should verify the access arrangement, covenants and boundaries with their solicitor. These details should also be entered in the portal Material Information fields.





48 Mill Lane

Stetchworth, Newmarket

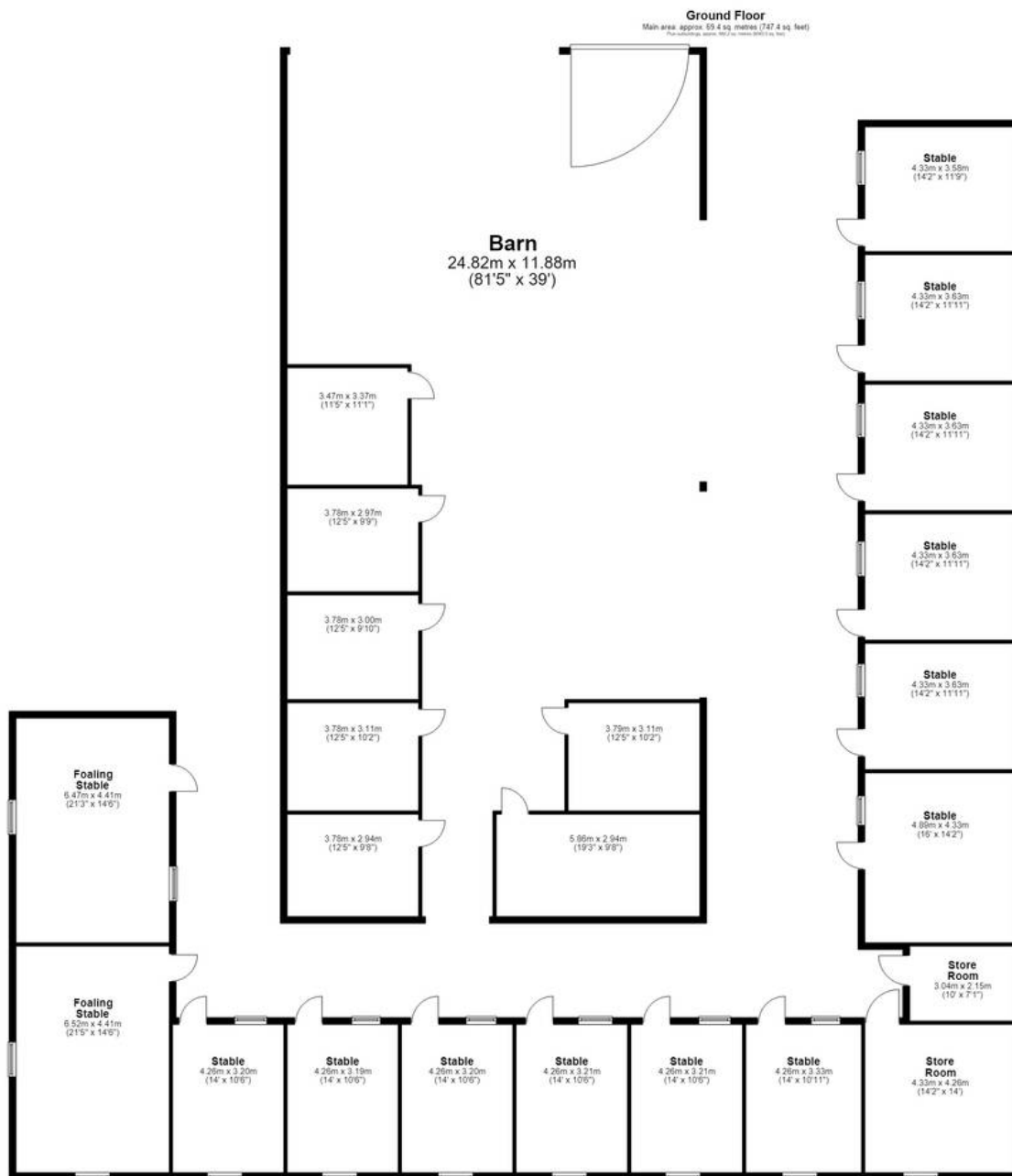
Modern 4-bed barn-style home on approx. 19 acres on the edge of Stetchworth, with 14 stables including foaling boxes, a Class Q barn and views towards Ely Cathedral.

Council Tax band: TBD

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Main area: Approx. 138.5 sq. metres (1490.9 sq. feet)
(Plus outbuildings: approx. 55.2 sq. metres (593.5 sq. feet))



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