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Residential sales, lettings & management



5 Church Farm Barns,  
Short Road,  
Snailwell,  
Newmarket, CB8 7LJ

A rather special and unusual single storey barn conversion situated in within an attractive courtyard. The property enjoys deceptively large rooms including a superb sitting room opening to the garden, kitchen, cloakroom, 2 double bedrooms both with en suites, single garage. No chain

Guide Price: £435,000





The pretty village of Snailwell is most conveniently situated just off the A142 Newmarket to Ely Road and is only some 3 miles from Newmarket, recognized as the headquarters of British Horse Racing. Newmarket offers a wide range of shopping and leisure facilities together with a selection of good schools. The village contains an interesting variety of properties ranging from period cottages to modern houses and also benefits from a traditional village pub. Snailwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

5 Church Farm Barns is a superb and quaint barn conversion situated in a quite edge of village setting and is one of just 6 properties centred around a courtyard.

Deceptively spacious the property provides light and airy accommodation including an impressive 25ft sitting room, two bedrooms both with ensuites, a fitted kitchen, cloakroom, enclosed sizable garden and a single garage to the rear.

With the benefit of an oil fired radiator heating system in detail the accommodation includes:-

**Kitchen** 5.01m (16'5") max x 2.07m (6'9")  
With a range of cupboards with working surfaces over, matching wall cabinets, inset ceramic hob with extractor hood and over and electric oven under, integrated washing machine, space for a fridge, oil fired boiler, window to the front and entrance door.

#### **Inner Hall**

With airing cupboard with hot water cylinder.

#### **Cloakroom**

Fitted with a two three piece comprising of a pedestal wash hand basin, low-level WC, extractor fan, recessed ceiling spotlights.

#### **Sitting/Dining Room** 7.79m (25'7") x 4.67m (15'4")

A superb room with French doors to the garden and windows either side, two Velux skylights, two double radiators, wood flooring, four wall lights, recessed ceiling spotlights.

#### **Inner Hallway**

Double radiator.

#### **Bedroom 1** 4.67m (15'4") max x 4.67m (15'4") max

With two windows to the side, double radiator, recessed ceiling spotlights, door to:

#### **En-suite Bathroom**

Fitted with a three piece suite comprising of a bath, corner pedestal wash hand basin with tiled surround, low-level WC, extractor fan, heated towel rail, recessed ceiling spotlights.

#### **Bedroom 2** 3.83m (12'7") max x 3.50m (11'6")

With two windows to the side, double radiator, door to:

#### **En-suite Shower Room**

Fitted with a three piece comprising of a shower enclosure with glass screen, pedestal wash hand basin, low-level WC, extractor fan tiled surround, heated towel rail, tiled flooring, recessed ceiling spotlights.

#### **Outside**

The property is grouped around a central courtyard and this property owns the grassed area in front of the property and 1A Church Farm Barns. The rear garden is enclosed and is laid to lawn with screen fencing, paved patio, plastic oil storage tank, gate



to the gear and garage and 1 parking in space in front.

### Note

The drainage for this property is via a septic tank which is shared with the neighbouring properties.

The communal drive, visitor parking spaces, pathway and central feature within the courtyard are owned by a management company and the purchaser of 5 Church Farm Barns will become a shareholder of this company on completion.

### Services

Mains water, and electricity are connected.

**Council Tax Band: D** East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested