



**Farley House**  
**1 Brazilian Terrace, Newmarket**

**DAVID  
BURR**



# Farley House, 1 Brazilian Terrace, Newmarket CB8 0JU

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

An abundantly charming and deceptively spacious two-bedroom Victorian house measuring over 1,000 sq.ft of accommodation and boasting a desirable setting in town. The spacious and characterful accommodation offers a sitting room, dining room, kitchen/breakfast room, utility area, cloakroom, two double sized bedrooms and a bathroom. Externally enjoying a charming and predominately paved courtyard garden.

## A desirably positioned and spacious two-bedroom Victorian house measuring over 1,000 sq.ft in Newmarket.

**SITTING ROOM** With exposed floorboards, an inset woodburning stove and a bay-window to side aspect.

**DINING ROOM** An original tiled floor, an open fireplace, understairs storage and window to front aspect.

**KITCHEN / BREAKFAST ROOM** Fitted kitchen units and drawers with worktops over and an inset double butler sink and drainer. Integrated appliances include a double oven, hob and extractor with further space and plumbing for appliances. Tiled floor, window to front aspect and door leading to the courtyard garden.

**UTILITY AREA** Space and plumbing for appliances.

**CLOAKROOM** Wash hand basin, WC and window to side aspect.

### First Floor

**LANDING** Stairs rising from the ground floor and loft access.

**BEDROOM 1** Bay window to side aspect and a feature fireplace.

**BEDROOM 2** Fitted wardrobe and window to front aspect.

**BATHROOM** Extensively tiled with a shower cubicle, roll top bath, vanity sink unit with granite worktops, WC and window to side aspect.

### Outside

The charming courtyard garden is predominately paved with flower beds wonderfully planted with established shrubs and plants.

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**SERVICES** Gas fired central heating. Mains gas, water, drainage and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND B.**

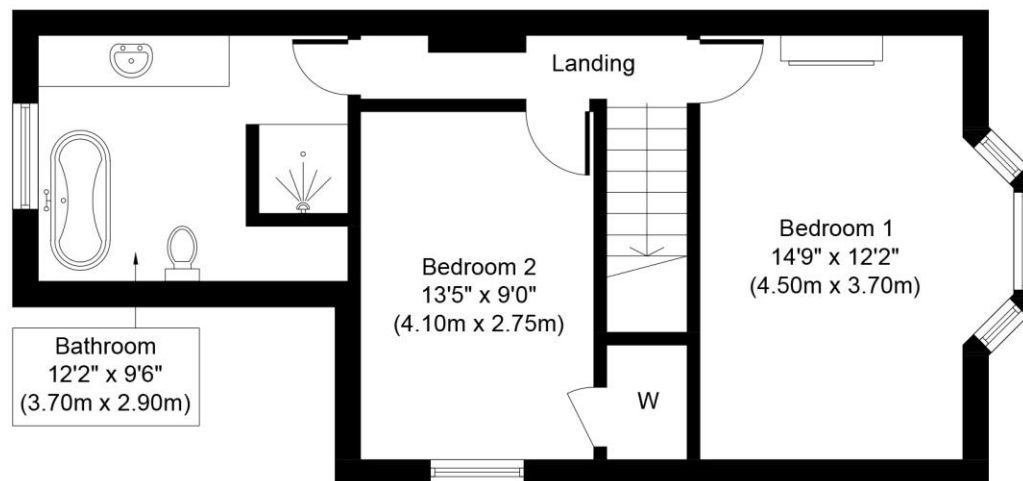
**TENURE** Freehold.

**WHAT3WORDS** coasters.pill.inhabited.

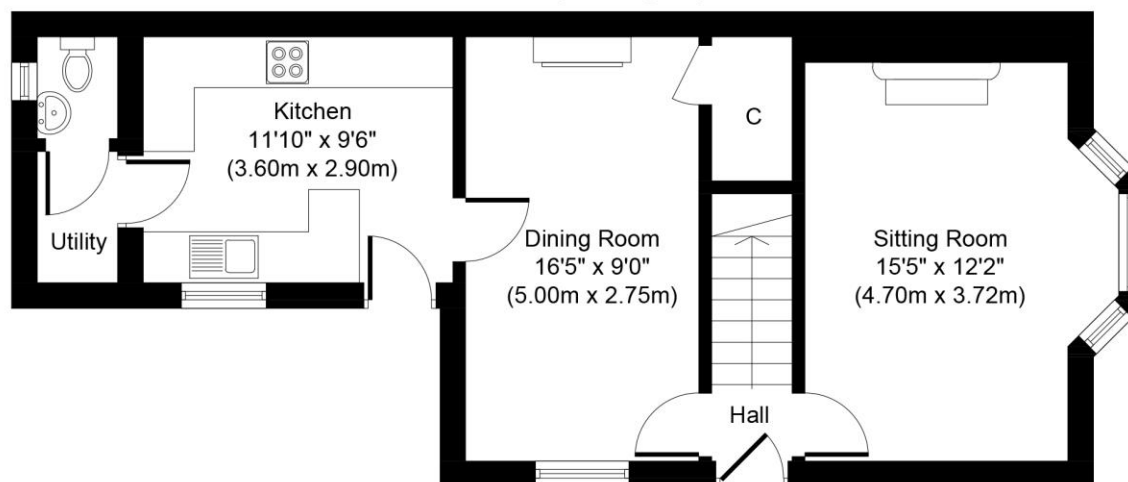
**EPC** tbc.

**VIEWING** by prior appointment only through David Burr estate agents.





**First Floor**  
**Approximate Floor Area**  
**512 Sq. ft.**  
**(47.6 Sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**552 Sq. ft.**  
**(51.3 Sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

