



Yew Tree Farm
Kirtling, Newmarket

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Yew Tree Farm, Woodditton Road, Kirtling, Newmarket, CB8 9PG

Kirtling is a historic and picturesque village, featuring a welcoming pub, two charming churches, and a vibrant village hall. Surrounded by beautiful countryside, it offers peaceful walks and a strong sense of community. Just 5 miles from Newmarket and 18 miles west of Cambridge, the village offers easy access to both. Commuters will also benefit from nearby rail links at Dullingham and Newmarket.

This exquisite detached period home has been thoughtfully extended and beautifully renovated, blending timeless charm with modern comforts. Set within approximately 2.85 acres (STS) of mature grounds, the property is privately positioned, well set back from the road. The interior offers generous accommodation throughout, including a modern kitchen/breakfast room and three additional reception rooms, providing a perfect balance of family living and entertaining space. Outside, a range of versatile outbuildings enhance the property's appeal, including a double garage, five converted stables offering potential for various uses, and a newly constructed barn, ideal for a variety of purposes.

A beautifully renovated detached period home, set within 2.85 acres (STS) of mature grounds, offering spacious accommodation, and a range of versatile outbuildings.

Ground Floor

LOBBY With tiled floor and doors leading to:

SITTING ROOM A generously sized triple aspect room with windows to the front and rear and French doors to the paved terrace. Also, with fireplace housing wood burning stove, exposed timbers and stairs rising to the first floor.

SNUG A charming double aspect space with windows to the front and rear, brick fireplace housing a wood burning stove and exposed timbers. Door to:

DINING ROOM A further double aspect room with windows to the front and rear, exposed timbers, built-in cupboard and further stairs rising to the first floor.

KITCHEN/BREAKFAST ROOM A superb triple-aspect kitchen/breakfast room, featuring windows to the front and side, and a glazed rear door. The space boasts bespoke Shaker-style base and eye-level units with granite worktops and upstands, a one-and-a-half bowl stainless steel sink with drainer, Insinkerator, and boiling water tap. Appliances include two electric ovens, a combi oven with warming drawer, separate wine fridge, integrated dishwasher, microwave, and a five-ring ceramic hob with extractor above. The room also benefits from underfloor heating.

UTILITY ROOM With a full wall of built in cupboards, a door leading to the rear garden as well as space and plumbing for water appliances as well a stainless-steel sink with drainer..

CLOAKROOM With WC, hand wash basin complete with storage below and a window to the front aspect.

First Floor

LANDING With airing cupboard, two separate storage cupboards and a window to the front aspect. Door to:

BEDROOM 1 A fantastic primary bedroom complete with double aspect windows to the front and rear aspect. Also featuring a range of bespoke fitted storage as well as air conditioning.

BATHROOM Fully tiled with walls and floor complete with window to the rear aspect. The space features a three-piece suite to include a bath, complete with shower over, a WC, hand wash basin and a heated towel rail. Also with underfloor heating.

BEDROOM 3 A spacious double, featuring a window to the front aspect and an interlinking door to:

BEDROOM 4 Double bedroom with window to the front aspect.

REAR LANDING With eaves storage cupboard, a cleverly built study corner and door leading to:

BEDROOM 2 Ideal as a guest bedroom, the room features two windows overlooking the paved terrace below. The room also benefits from an **ENSUITE** which comprises a bath complete with shower over, a WC and also hand wash basin.

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Outside

Set in a peaceful village location, the property offers a spacious, mature plot accessed via electrically operated gates, leading to ample secure parking, including a **DOUBLE GARAGE** with electric up and over door, light and power. A generous paved terrace, perfect for alfresco dining, overlooks the landscaped garden, which features a wildlife-rich natural pond. The converted stables are insulated and equipped with power/WiFi, providing an **OUTSIDE UTILITY, OFFICE, GYM** (both complete with air conditioning), and a **PLAYROOM**. Additionally, a separate **BARN** with a roller door and mezzanine floor offers further versatility. The remaining plot is primarily divided into paddocks with post-and-rail fencing, with additional access to the rear via Chapel Lane. The property (including the garage) also benefits from an alarm system.

In all about 2.85 acres.

Material Information

SERVICES Oil fired central heating. Mains water, and electricity and drainage. The property also benefits from 12 solar panels. Note: None of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND G (£3,875.30 per annum).

TENURE Freehold.

CONSTRUCTION TYPE Timber frame construction with thatch roof.

WHAT3WORDS pointer.advancing.relay

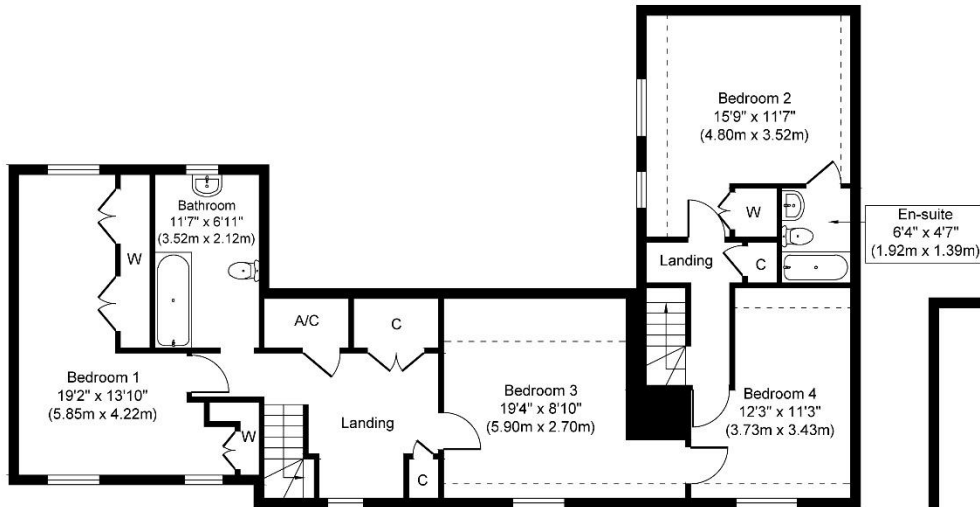
EPC Not required due to listed status.

COMMUNICATION SERVICES: (Broadband): Yes Speed up to 1800 Mbps download, up to 220 Mbps upload. **Phone signal:** Likely with all major providers.

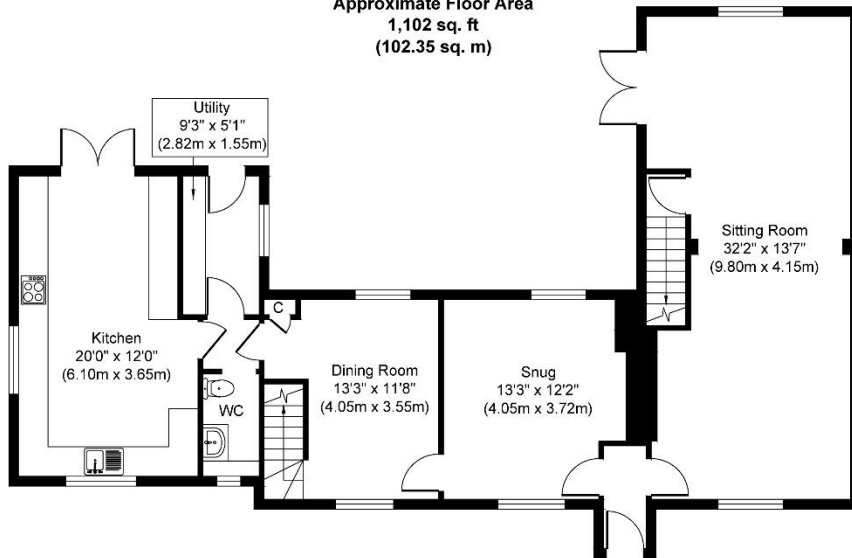
VIEWING by prior appointment only through David Burr estate agents

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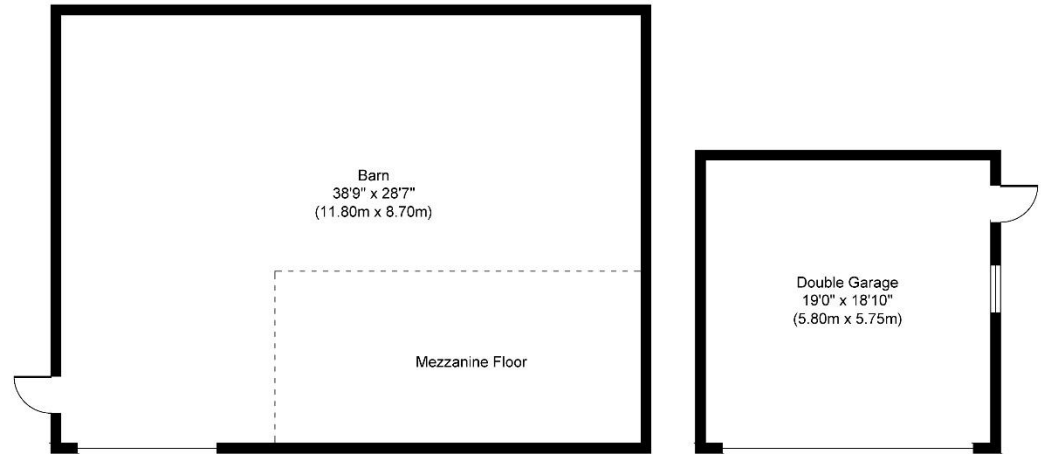




First Floor
 Approximate Floor Area
 1,102 sq. ft
 (102.35 sq. m)

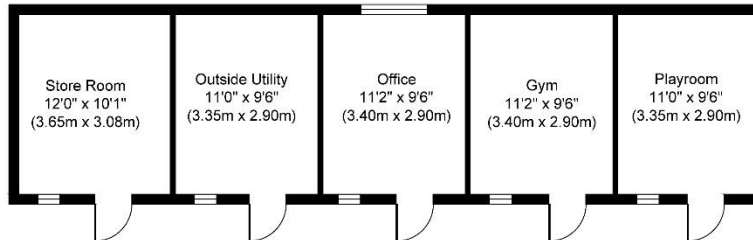


Ground Floor
 Approximate Floor Area
 1,111 sq. ft
 (103.21 sq. m)



Mezzanine Floor
 Approximate Floor Area
 1,105 sq. ft
 (102.66 sq. m)

Garage
 Approximate Floor Area
 359 sq. ft
 (33.35 sq. m)



Stable Block
 Approximate Floor Area
 592 sq. ft
 (55.04 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.





