



The Old Flint Barn
Exning

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The Old Flint Barn, Windmill Hill, Exning, Newmarket, CB8 7LB

Exning is a delightful village situated approximately 3 miles from the historic racing town of Newmarket. This popular village offers an array of amenities to include an Ofsted rated outstanding primary school, several public houses, post office, local shops and parks. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

An abundantly charming and particularly sizeable converted Victorian barn boasting around 4,000 sq.ft of accommodation within the popular Suffolk village of Exning. As well as the main house, the property benefits from an attached self-contained annexe, as well as a separate studio. The vast and characterful accommodating offers many original features, as well as benefits from stylish modernisation throughout. Externally offering gated driveway parking, a carport, two store rooms and gardens.

A converted Victorian barn in Exning offering in excess of 4,000 sq.ft of accommodation.

Ground Floor

ENTRANCE HALL With partially tiled floor and exposed solid oak floorboards, an oak staircase leading to the first floor and windows to front and rear aspects.

SITTING ROOM With a woodburning stove and open to the:

DINING ROOM Open to the sitting room and entrance hall with ample dining space.

SNUG Window and door to front aspect, exposed original floorboards and a woodburning stove.

BREAKFAST ROOM Exposed floorboards and stairs leading to both the **CELLAR** and first floor.

KITCHEN / DINING ROOM A stylishly fitted kitchen with fitted units and drawers with oak worktops over and an inset double butler sink and drainer. Integrated fridge and freezer with a freestanding cooker. Ample dining space, windows to rear aspect and a door leading to the rear garden terrace.

First Floor

GALLERIED LANDING A light and impressive space with windows to front and rear aspects.

MASTER BEDROOM Velux windows and an **ENSUITE** with a bath and shower over, wash hand basin and WC.

BEDROOM 2 Window to front aspect, a cast iron feature fireplace and access to the first **JACK-AND-JILL ENSUITE** with a double sized shower cubicle, wash hand basin, WC, heated towel rail and Velux window.

BEDROOM 3 Velux window and access to the first **JACK-AND-JILL ENSUITE**.

BEDROOM 4 Velux windows and access to the second **JACK-AND-JILL ENSUITE** with a bath, wash hand basin, WC and Velux window.

BEDROOM 5 Window to rear aspect and access to the second **JACK-AND-JILL ENSUITE**.

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Annexe

Attached to the property and boasting a large open-plan **KITCHEN/DINING/SITTING ROOM**, a **SHOWER ROOM** with a shower cubicle, vanity sink unit, WC and heated towel rail, and a **BEDROOM** with an exposed original flint wall. All of which offering almost 500 sq.ft.

Outside

The property is approached through the timber 5-bar gate opening to the gravel driveway providing parking for several vehicles and access to the **SINGLE CAR-PORT** and **STORE**. There is a further **STORE ROOM** attached to the annexe. Above the **CAR-PORT** is a **STUDIO** ideal for home-working. The remaining rear aspect is predominately lawned with a paved terrace.

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 G.

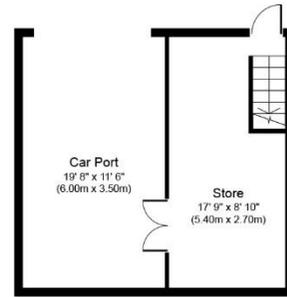
TENURE Freehold.

WHAT3WORDS porridge.rocky.face

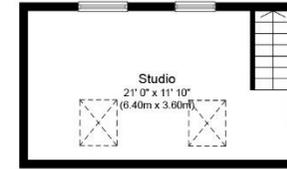
EPC tbc.

VIEWING by prior appointment only through David Burr estate agents.

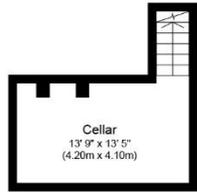




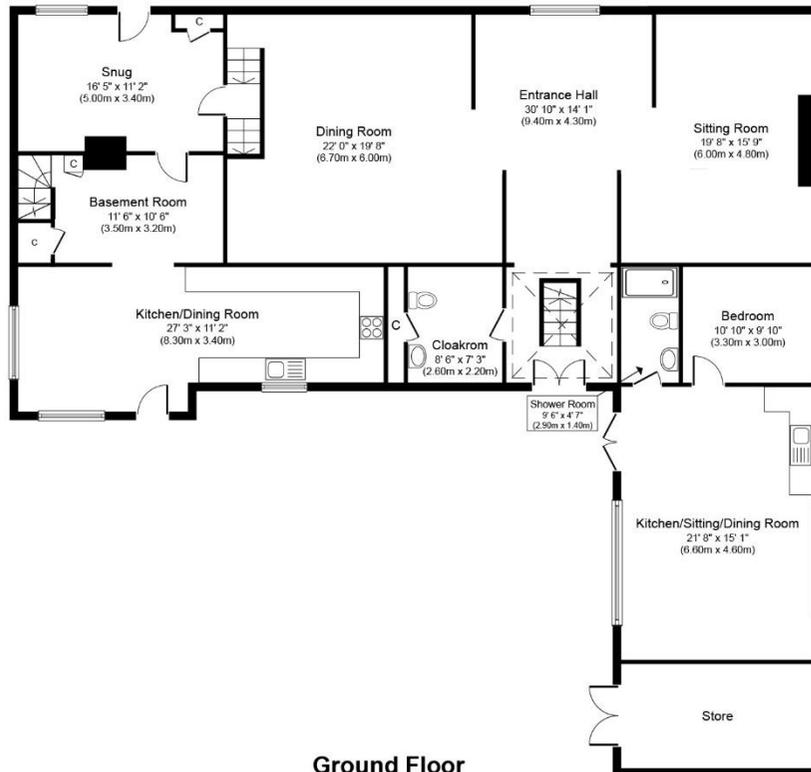
Outbuilding Ground Floor
Approximate Floor Area
189 sq. ft.
(17.5 sq. m.)



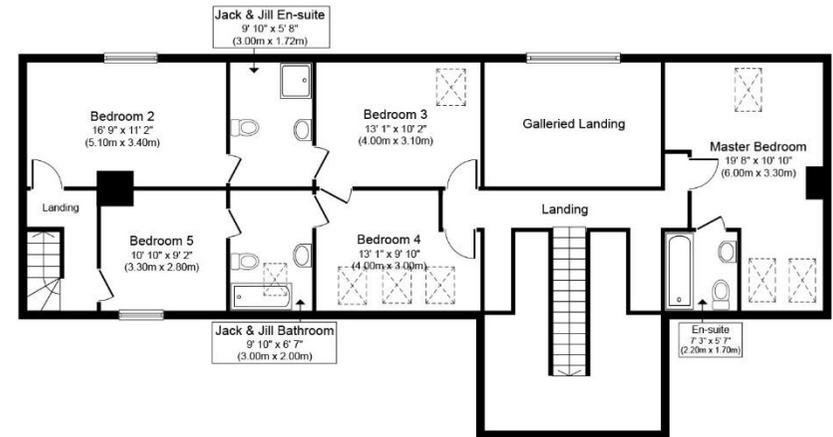
Outbuilding First Floor
Approximate Floor Area
249 sq. ft.
(23.1 sq. m.)



Basement
Approximate Floor Area
124 sq. ft.
(11.5 sq. m.)



Ground Floor
Approximate Floor Area
2,361 sq. ft.
(219.4 sq. m.)



First Floor
Approximate Floor Area
1,389 sq. ft.
(129.0 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.

