



**Poplars Farmhouse,
Burwell**

**DAVID
BURR**



Poplars Farmhouse, 64 Low Road, Burwell, CB25 0EJ

Burwell is a thriving village that not only offers a quintessential village atmosphere, it's also fantastically well-served offering an extensive array of amenities to include pubs, restaurants, shops, a medical centre, hairdressers, schools, church and recreational facilities. The village is only 4 miles from Newmarket, 12 miles from Cambridge, 11 miles from Ely and 16 miles from Bury St Edmunds. A wonderful village with excellent transport links into Newmarket, Cambridge and London.

Poplars Farmhouse is a truly stunning and deceptively large five bedroom detached Grade II listed home situated within one of the area's most sought after villages. The property showcases an abundance of charm and character throughout including exposed beams, fireplaces, surprisingly high ceilings and the wonderful additional of a 'priests hole'. Although possessing all of the features one would desire from a period home, the property has been improved and modernised to a fantastic standard with additions such as a handcrafted 'Neptune' kitchen and stylish decoration throughout. Externally boasting driveway parking, an integral double garage and mature and private gardens.

A family home measuring in excess of 3,000 sq.ft of accommodation in the popular village of Burwell.

SITTING ROOM Window to front aspect and an open fireplace.

DINING ROOM An electric powered stove effect burner inset within a fireplace and window to front aspect.

REAR HALL Tiled floor, stairs rising to the first floor, storage cupboard and window and door leading to the rear garden.

UTILITY ROOM Fitted storage, worktops with an inset butler sink, space and plumbing for appliances and window to rear aspect.

KITCHEN / BREAKFAST ROOM Fitted with a hand crafted 'Neptune' kitchen with fitted timber units with granite and oak worktops with an inset butler sink. A particular asset to the kitchen is the comprehensive larder cupboard. There is space for a fridge/freezer with an integrated dishwasher and a freestanding 'AGA'. Tiled floor and windows to each side aspects, both fitted with white shutters.

SUN ROOM With a vaulted ceiling, tiled floor and windows and French doors leading to the rear garden.

CLOAKROOM Tiled floor, window to rear aspect, wash hand basin and WC.

First Floor

LANDING A charming space presented on staggered levels.

MASTER BEDROOM Fitted wardrobes, feature fireplace, window to front aspect and an ENSUITE; quaintly positioned on a slightly lower level with a bath, WC, wash hand basin and window to side aspect.

BEDROOM 2 Window to front and side aspects with fitted wardrobes, a shower cubicle and wash hand basin.

BEDROOM 3 Window to side aspect.

FAMILY BATHROOM Fitted with a double sized shower cubicle, wash hand basin, an airing cupboard and a window to side aspect. Separate WC.

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Second Floor

LANDING / OFFICE With eaves storage and a window to front aspect.

BEDROOM 4 Window to side aspect, fitted wardrobe and eaves storage.

BEDROOM 5 Two windows to rear aspect and a wonderfully charming 'Priests hole', which leads all the way to the ground floor.

BATHROOM Comprising a bath, wash hand basin, extractor fan and WC.

OUTSIDE

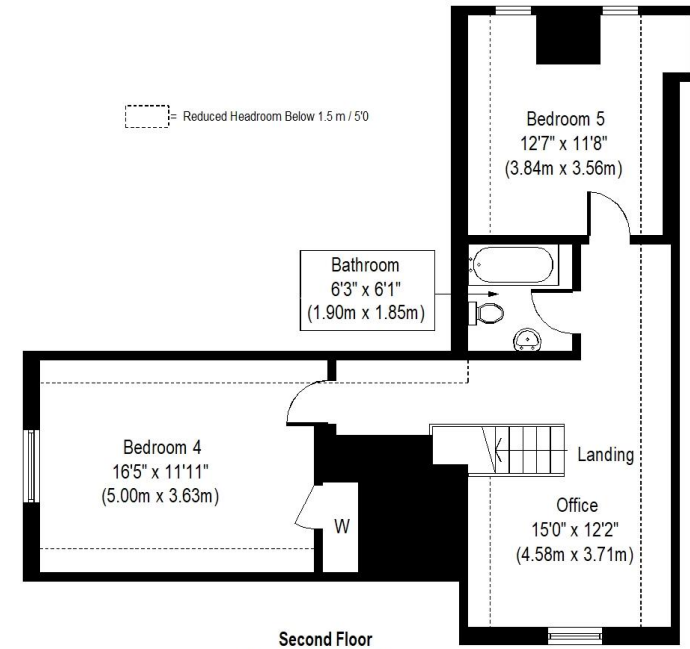
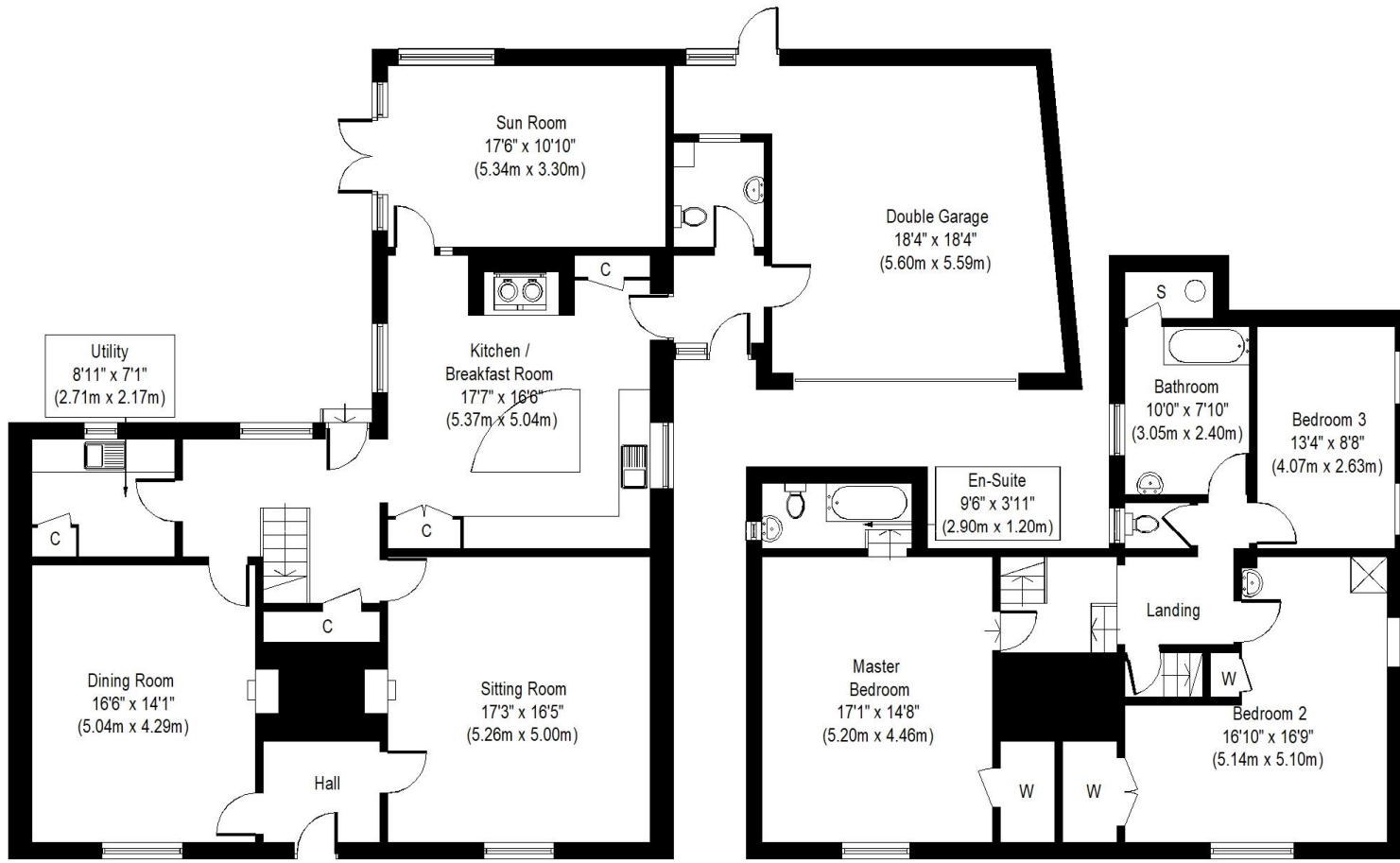
The property is approached on to the gravel driveway which provides parking for several vehicles and offers access to the INTEGRAL DOUBLE GARAGE. There is a paved pathway beside the driveway that leads to the property. The front garden is lawned and offers almost entire privacy due to the mature hedging, shrubs and trees that border. The rear garden is predominantly lawned with gravel pathways and terraces with flower beds throughout that home a wonderful selection of established plants and shrubs. A particularly charming feature is the caged well positioned beside one of the terraces.

SERVICES: Oil fired central heating. Main water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY: East Cambridgeshire District Council.

VIEWING: Strictly by prior appointment only through David Burr.





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. 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.

