



The Barn, Westley Waterless, CB8 0RG

CHEFFINS

The Barn

Westley Waterless,
Newmarket,
CB8 0RG

- 4 Bedrooms - 1 Ensuite
- Open Plan Living
- Under Floor Heating
- In-and-out Driveway
- Double Garage & Office Space
- South Facing Rear Garden
- Stunning Countryside Views

A beautifully presented 4 bedroom barn conversion set in a stunning location enjoying panoramic views across open countryside to the rear and side aspects. The property offers an ideal balance of tranquillity and convenience, with easy access to the A11 and A14, as well as Cambridge, Newmarket and Dullingham railway stations. Viewing is highly recommended.

4 2 2

Guide Price £845,000





LOCATION

WESTLEY WATERLESS is a small attractive village situated 5 miles south west of the racing town of Newmarket and 14 miles east of Cambridge. There is easy access to the A11 and onward to the M11 and there is rail station at nearby Dullingham (2 miles) with services to Cambridge, onto London Kings Cross and Liverpool Street and Cambridge.

ENTRANCE HALL

with a composite entrance door with full length glazed window, solid wood flooring with under floor heating, inset spotlights, 2 windows to the front aspect.

KITCHEN/DINING AREA

A dual aspect room with a range of matching wall and base units with a central island, reconstituted stone worktop, wine rack, 1.5 inset sink, 2 eye level Neff electric ovens, built-in fridge/freezer, Neff 4 ring Induction hob with extractor hood over, space and plumbing for dishwasher, vaulted ceiling with exposed ceiling timbers, tiled flooring with under floor heating, a double sided wood burning stove, French doors opening onto an Indian sandstone patio area and 2 double glazed windows.

LIVING ROOM

with a double sided wood burning stove, fantastic French doors with full length windows overlooking field views to the rear, a double glazed window to the side aspect overlooking fields, solid wood flooring with under floor heating, vaulted ceiling with exposed ceiling timbers.

FAMILY AREA

Open plan with the living room with 2 sets of French doors to the patio area and overlooking fields to the side, double glazed window to the side, vaulted ceiling with exposed ceiling timbers, velux windows.

UTILITY ROOM

with a range of base and wall mounted units with reconstituted stone worktop, stainless steel sink, water softener, space and plumbing for washing machine and tumble dryer, further space for fridge/freezer, tiled flooring, inset spotlights, double glazed window overlooking the fields to the side.

BEDROOM 1

An impressive and bright South facing primary suite with

2 large double glazed windows overlooking the rear garden and fields beyond, fitted wardrobes, solid wood flooring with under floor heating.

ENSUITE SHOWER ROOM

with a low level WC, vanity wash hand basin, shower cubicle with rainfall shower, inset spotlights, heated chrome towel rail, tiled walls, tiled flooring.

BEDROOM 2

with a built-in wardrobe, solid wood flooring with under floor heating, double glazed window to the rear aspect.

BEDROOM 3

with a built-in wardrobe, solid wood flooring with under floor heating, double glazed window to the side aspect.

BEDROOM 4

with a built-in wardrobe, solid wood flooring with under floor heating, double glazed window to the side aspect.

CLOAKROOM

with a low level WC, vanity wash hand basin, tiled flooring, inset spotlights, double glazed window to the front aspect.

FAMILY BATHROOM

with a side panel bath with shower over and glass screen, low level WC, vanity wash hand basin, tiled flooring, tiled walls, chrome heated towel rail, inset spotlights and extractor fan.

OUTSIDE

The property enjoys a stunning setting with panoramic views across open countryside. Access is via an attractive shingled in-and-out driveway with brick walled entrance points and a lawned frontage with fruit trees.

The superb South facing rear garden is predominantly laid to lawn, with a pathway wrapping around the

property and leading to Indian sandstone patio seating areas adjoining the house with well stocked flower bed borders and convenient outside taps and power points. A further pergola covered seating area is positioned at the far end of the garden, providing an ideal spot to take in the open views. The garden is enclosed by mature hedgerows to the rear and sides, allowing full enjoyment of the peaceful countryside setting. To the side of the property is an additional lawned area providing access to the uPVC oil tank, external oil fired boiler and a gated side entrance.

DOUBLE GARAGE

with a large electric up and over door, power and light, vaulted ceiling and a pedestrian access door into the garden.

Further storage area located at the rear with double glazed door accessed via the garden, vaulted ceiling and power connected.

OFFICE

Located to the rear of the garage accessed from the rear garden with 2 double glazed windows, 2 electric radiators, vinyl flooring, storage cupboard and gun cupboard.

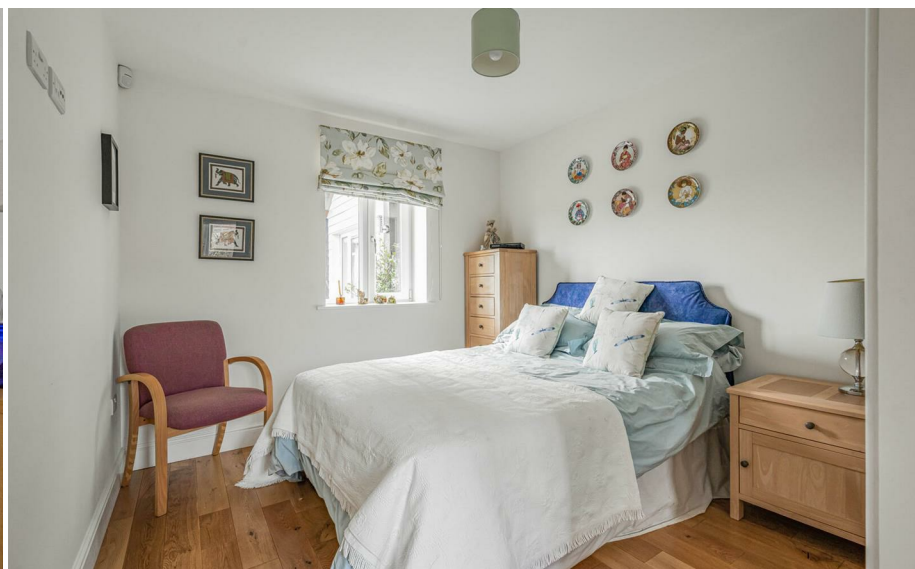
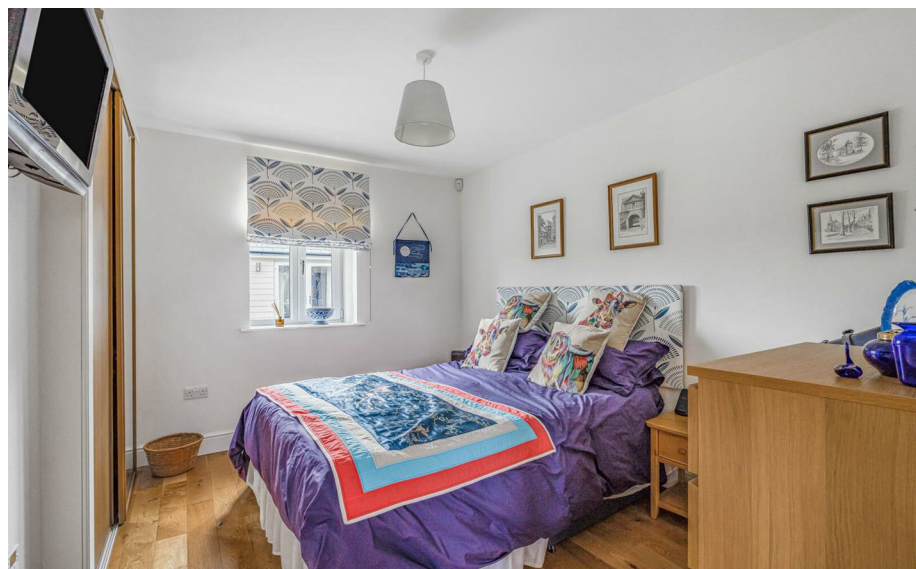
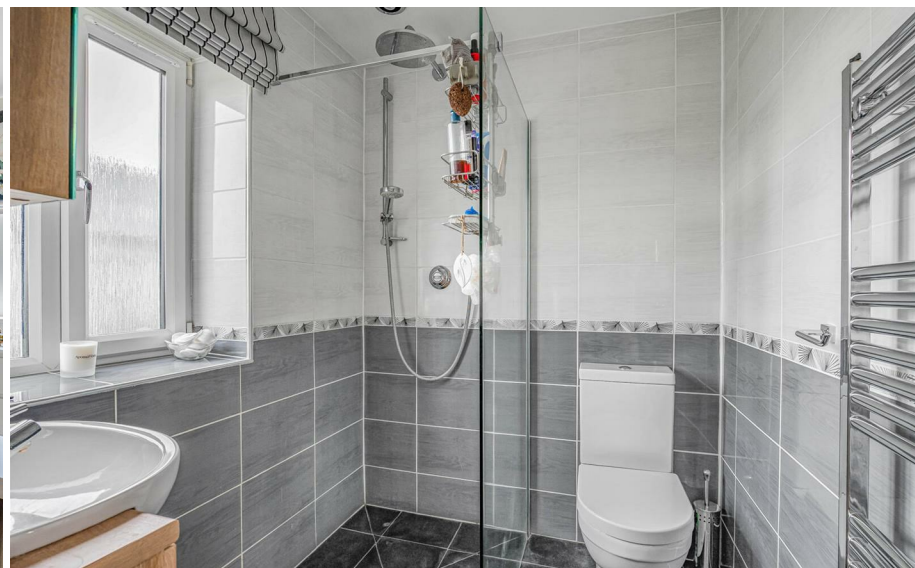
SALES AGENTS NOTES

What3words Location [///pint.dorms.ramble](https://www.what3words.com/pint.dorms.ramble)

Please note there is an outstanding application with HM Land Registry which will need to complete prior to a sale.

For more information on this property, please refer to the Material Information Brochure on our website.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £845,000

Tenure – Freehold

Council Tax Band – E

Local Authority – East Cambridgeshire





**Approximate Gross Internal Area 1978 sq ft - 184 sq m
(Excluding Garage)**

Garage Area 571 sq ft – 53 sq m





For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

