



High Street, Stetchworth

Pocock + Shaw

76 High Street
Stetchworth
Newmarket
Suffolk, CB8 9TJ

A fascinating period house, formerly an esteemed old public house, offering an unparalleled blend of history, charm, and modern living.

Prominently situated in this desirable Cambridgeshire village the house boasts a generous layout of 4 reception rooms, 7/8 bedrooms, 3 en suites, cinema room, triple garage and gardens.

Guide Price £700,000



Stetchworth lies amidst most attractive undulating countryside much of which is used for stud farming and is approximately 4 miles south of the horseracing town of Newmarket and about 13 miles east of the University City of Cambridge.

Together with the village of Dullingham there is a good range of local facilities including a highly regarded primary school, private day nursery, several public houses and the Ellesmere Centre where there is a morning shop and post office, range of sports facilities including squash and tennis courts. Secondary education is provided for in Bottisham.

There is also a railway station in Dullingham with connections to Newmarket and Cambridge which in turn links to London. There are also excellent road links via the A14 and A11 dual carriageways which inter-connect with many of the regions principal routes including the M11 to Stansted Airport and London.

This well-known village dwelling is believed to originate from the latter part of the 18th Century, having served as a public house named "The Live and Let Live" for an extended period. In the 1970s, it transitioned into a guest house before ultimately transforming into a distinctive and spacious family residence.

The house offers a fusion of modern accommodation retaining much of the character associated from a house of this period.

The welcoming entrance hall has a stripped pine floor, staircase to the first floor and built in cupboard. To the right is a generous room ideal for use as a home office with wood burning stove. To the left of the hall you walk through a dining room displaying a feature fireplace. Follow through a hallway (with second front door) to a large sitting room with a beamed ceiling and brick fire place with wood burning stove. The impressive kitchen/breakfast room offers a range of built in cupboards, a Rayburn cooker (oil fired) and large informal dining area. Towards the dining room is an inner hall with a shower room to the rear and pantry with access to the basement. The basement has been

fully tanked and converted into a media room but could have a variety of other uses.

A side lobby off the kitchen links the main house to a Snug with a fireplace, boot room with staircase to a games room or Bedroom 8. In addition off this lobby is a utility room with boiler cupboard (oil fired boiler and hot water cylinder) and a cloakroom.

On the first floor there are 7 bedrooms, 3 of which are en suite.

The master bedroom has a range of built in wardrobes, dressing room and en suite bathroom.

In addition there is a family bathroom and separate cloakroom.

Outside the house is approached to the side with a block paved driveway with five bar gate and provides access to the gardens and triple garage. To the side of the garage is a gate to the front, small store and covered oil tank storage area. The bus stop is also owned by this property.

The garden is south facing and is laid to lawn with shrub borders, a covered well, timber garden shed and green house. In addition there is a small courtyard approached via a door from the side lobby.

Tenure

The property is freehold.

Services

Mains water, drainage and electricity are connected.

The property is heated via an oil fired boiler.

The property is not in a conservation area. The

property is in a very low flood risk area.

Council Tax Band: F East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw. PBS



Ground Floor



First Floor



Basement



Total area: approx. 332.3 sq. metres (3576.5 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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