



# BOYDEN END HOUSE

Wickhambrook, Newmarket, Suffolk









# Boyden End House, Wichambrook, Newmarket, Suffolk CB8 8XX



## Distances

- Bury St Edmunds 10 miles
- Cambridge 20 miles
- Newmarket 8 miles
- Stansted Airport 37 miles
- London 65 miles

## Features

- 5 Bedroom Grade II listed family house, part dating from 17th Century
- Up to 52 stables
- 5.57 acres with paddock & 1  $\frac{3}{4}$  furlong trotting ring

**Guide Price – £1,700,000**

## Boyden End House

Boyden End house is a Grade II Listed property of some 3,300 sq feet on 2 floors. It has both red brick and rendered timber framed elevations under a pitched slate roof. The original part of the house, which shows an exposed and vaulted timber frame internally, dates from the 17th Century, with a brick gabled end added in the 19th Century.

Various renovations to the property have taken place over the years, with a tiled roof replacing original thatch over a mansard section of the roof.

The front entrance hall leads to the main reception rooms of Sitting Room, Drawing Room, Dining Room with further sitting room and Kitchen. The first floor has 4 bedrooms (one with en-suite) and bathroom.

There is a 2 storey 1 bedroom attached Annex with kitchen, sitting room, bathroom and WC.

There are wood burning stoves to the reception rooms and the kitchen is in a traditional farmhouse style with AGA.

The house is approached through a driveway to a small by-road off the Wickhambrook to Newmarket B1063. The road is completely screened from the property by a mature Leylandii hedge to the roadside boundary.

There is a large garden area to the rear of the house with the stable buildings beyond.

















## Equestrian

The main yard buildings consist of a breeze block built barn with timber clad stables to the main yard in 5 ranges, 32 stables in total. There are other currently unused stables within the barn (5) and to the side (3).

The stables consist of timber construction on a concrete base with brick plinth dwarf walls. The age of the loose boxes varies, with some under a box profile roof and others with a clay tile. The majority of the stables are 3.4 m x 3.2 m in size with some slightly smaller.

There is a further large open sided pole barn with turn out area and storage, a 4 bay horse walker and disused quarantine yard of 13 stables.

To the end of the area there is a commercial metal box profile commercial storage building used in conjunction with a catering business.

Beyond the stables there is an area formerly used as a trotting or cantering ring consisting of a level area of a track externally, with grazing area to the centre.

Redevelopment could provide facilities for a number of equestrian uses depending on requirements. The land is well drained and the exercise area suitably raised with the potential for a manege or similar arena.

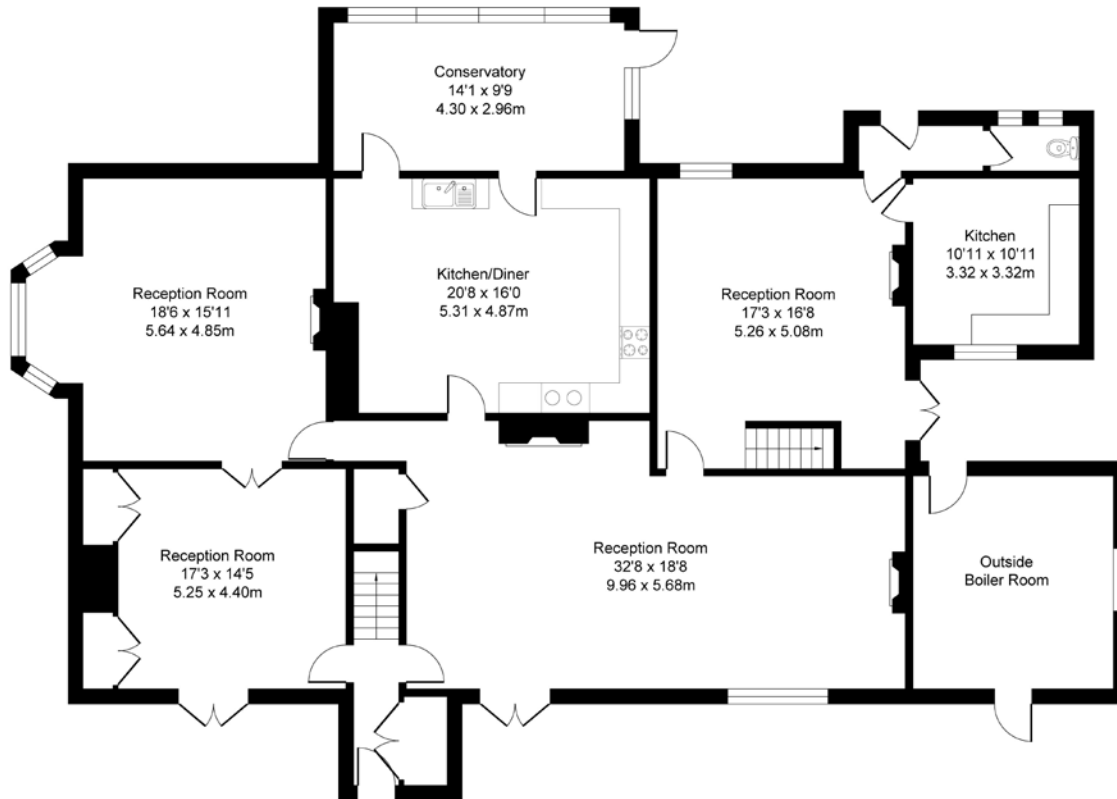




## Boyden End House

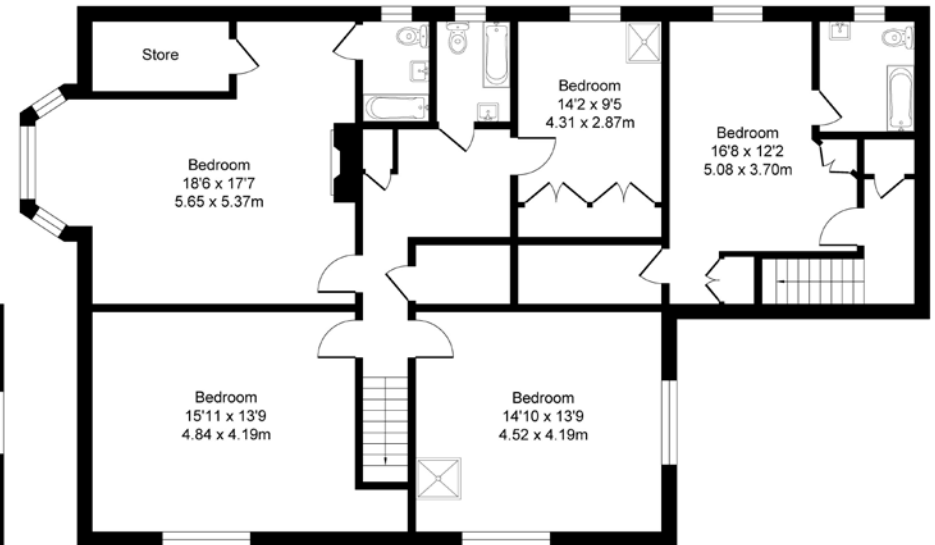
### Ground Floor

Area: 171.8 m<sup>2</sup> ... 1849 ft<sup>2</sup>



### First Floor

Area: 135.0 m<sup>2</sup> ... 1454 ft<sup>2</sup>

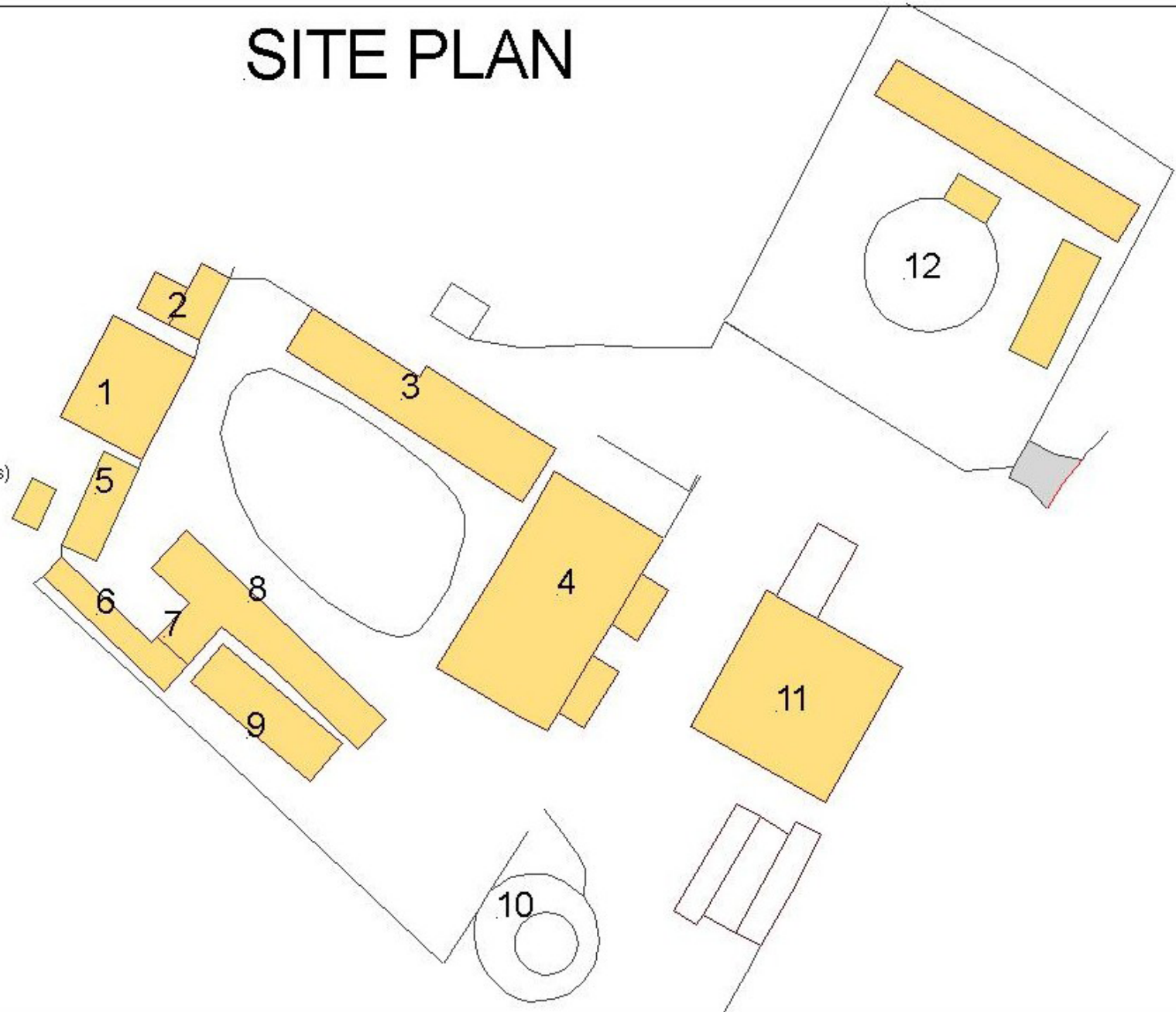


Total Area: 306.8 m<sup>2</sup> ... 3303 ft<sup>2</sup>

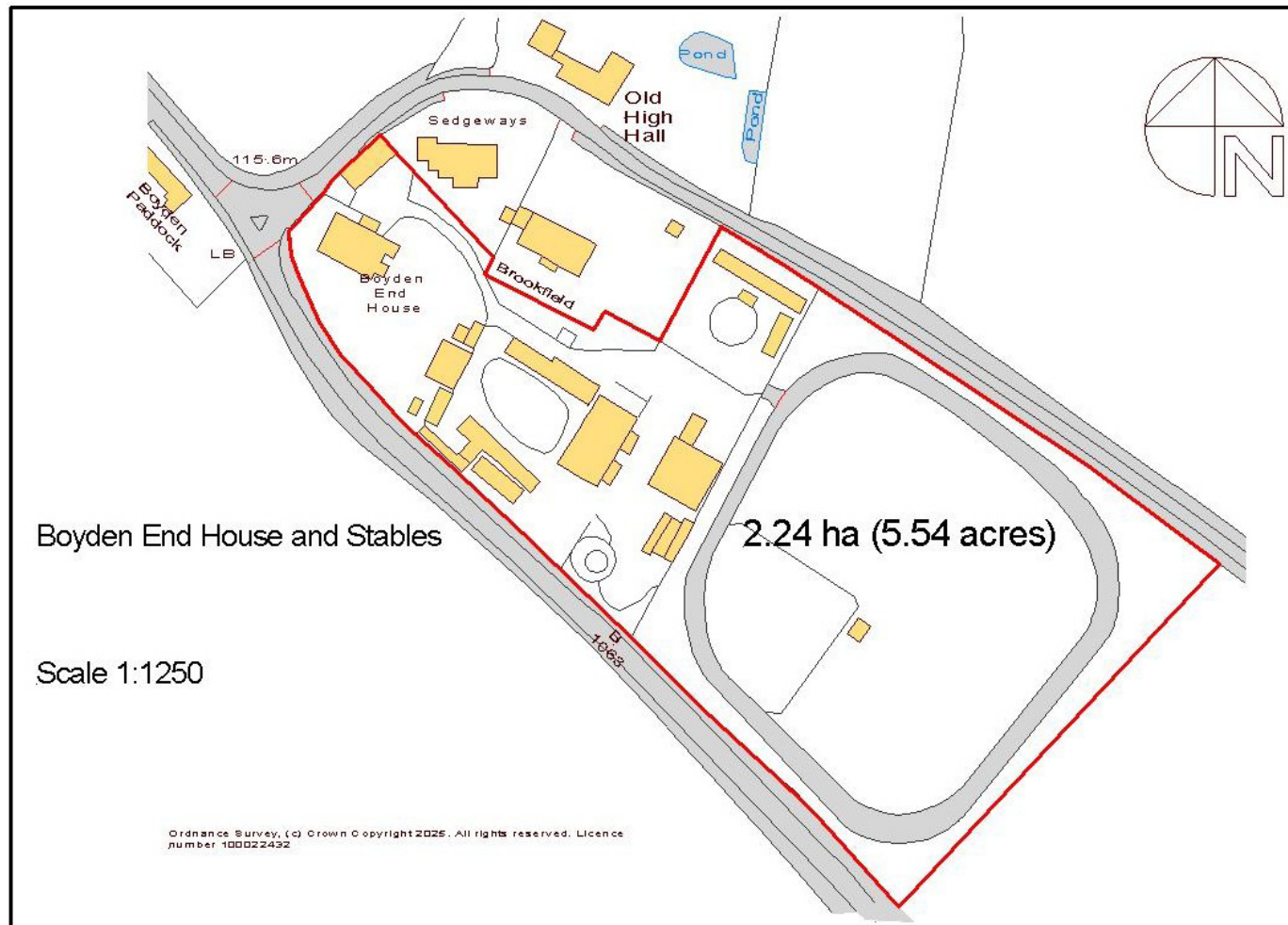
All Measurements are approximate and for display purposes only



- 1 Barn - 2 stables
- 2 3 boxes
- 3 9 boxes
- 4 Loose barn/storage
- 5 3 boxes
- 6 4 boxes & store
- 7 2 boxes
- 8 9 boxes
- 9 5 boxes
- 10 Horse waker
- 11 Commercial building
- 12 Isolation Yard (13 boxes)



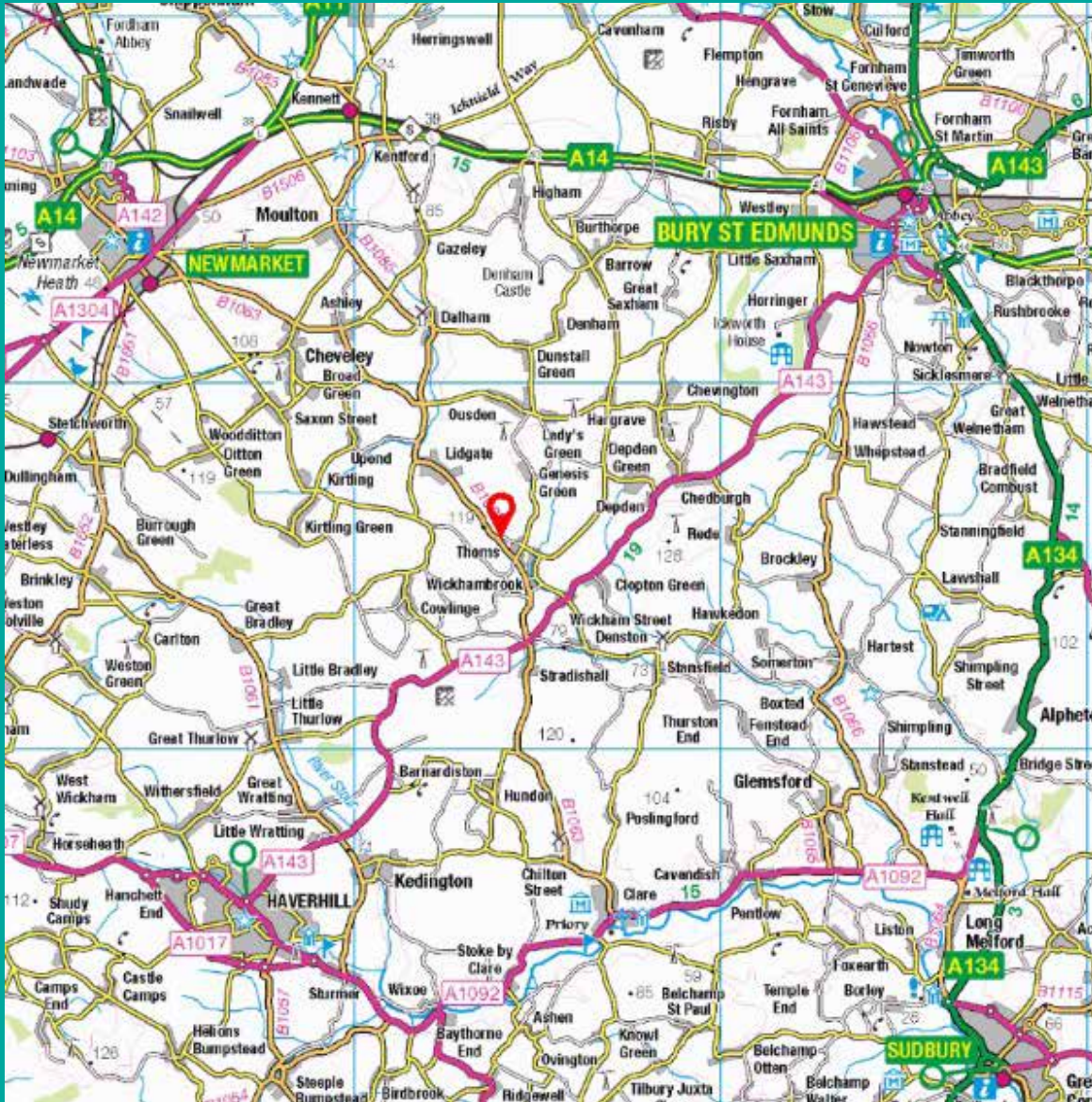




### Property Information

- Services:** Mains water, electricity.  
Private drainage. Oil fired central heating.
- Tenure:** The property is freehold with vacant possession on completion.
- Local Authority:** West Suffolk District Council.  
Tel 01638 719000
- Council Tax House:** Band G - Current annual charge £3,407.40
- Business Rates:** Warehouse – Business Rates £14,750
- EPC:** F
- | Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             | 24 F    |           |
- Tenure:** Freehold with vacant possession





**Important Notice** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

## Location

Boyden End is located on the edge of the Suffolk village of Wickhambrook with its own village stores, Post Office and petrol station. Bury St Edmunds is accessed by the A143 which has excellent department stores and high street shopping including a weekly market, together with comprehensive leisure facilities.

Both Bury St Edmunds and Newmarket benefit from main line railway stations both serving the Ipswich to Cambridge line.

Post Code: CB8 8XX

## Directions

From Newmarket take the B1063 to Cheveley, Ashley and Wickhambrook. At the junction  $\frac{1}{4}$  of a mile before Wickhambrook village take the left hand by-road where there is a private drive into Boyden End House.

## Viewings

By appointment with Keylocks

01638 667118

Keylocks Ltd, Rothsay House,  
124 High Street Newmarket  
CB8 8RD  
[www.keylocks.com](http://www.keylocks.com)

