

HURWORTH HOUSE & TRAINING YARD

NEWMARKET



JACKSON-STOPS



ONE OF NEWMARKET'S FOREMOST HISTORIC HOUSES - REMODELLED, EXTENDED AND FINISHED TO AN EXCEPTIONAL LEVEL OF CONTEMPORARY SPECIFICATION OFFERING LUXURY ACCOMMODATION OF ALMOST 5,000 SQ FT SET IN A HIGHLY SOUGHT AFTER TOWN LOCATION WITH A TRAINING YARD (CURRENTLY LET) AND BEAUTIFUL LANDSCAPED GARDENS AND GROUNDS



CAMBRIDGE: 13 MILES
BURY ST EDMUNDS: 16 MILES
LONDON: 69 MILES
STANSTED AIRPORT: 34 MILES
(DISTANCES APPROXIMATE)

FEATURES

- Reception Hall, Cloakroom
- Drawing Room, Sitting Room
- Kitchen/Dining Room
- Panelled Entertainment Room
- Butlers' Kitchen, Boot Room with access to Training Yard
- Store Room
- Basement with Wine Cellar, Strong Room and Plant Room
- Galleried Landing
- Principal Bedroom with Marble En suite Bathroom
- Three Further Bedrooms all with En suite Shower Rooms
- Laundry Room
- Driveway with Extensive Parking
- Stunning Landscaped Garden
- Racehorse Training Yard with 18 boxes. Staff room, feed room, farriers' room, cloakroom, storeroom and former hay loft with 6 rooms

AVAILABLE AS A WHOLE
OR IN TWO SEPARATE LOTS



THE PROPERTY

Hurworth House and Training Yard originate from the Victorian period and within the last 10 years, the house has been substantially remodelled and extended, creating a truly impressive home encapsulating all the requirements of modern family living and entertaining on a grand scale.

Built of Cambridge brick with a hipped slate roof with the addition of a centrepiece contemporary entertainment room panelled in French Walnut, vaulted with a central glazed atrium. The interior boasts limestone and timber floors on the ground floor with sash windows, contemporary timber panelling and recessed doors.

The front door is set within an imposing limestone portico leading to an open reception hall with glass atrium and magnificent staircase to the first floor and doors leading off to the drawing room, with open fireplace and access to the garden, sitting room with open fireplace and dual aspect windows.

The large contemporary kitchen with Gaggenau appliances and open-plan dining room provides access to the boot room with a side entrance door to the Training Yard, Butlers' kitchen and cellar, a pair of French doors lead out to the patio area. A corridor with two sets of recessed double doors accesses the impressive entertainment room with wall and ceiling panels of French Walnut with central atrium and full height glazed apertures, each housing French doors leading out to the garden and patio area.

The first floor galleried landing orientates around the staircase with atrium above. The large principal bedroom suite with dual aspect windows, built in wardrobes and a large marble en suite bathroom. Three further bedrooms with en suite shower rooms and laundry room.







GARDENS & GROUNDS

Gated in and out driveway with extensive parking and stunning landscaped gardens to the rear.

HURWORTH TRAINING YARD (LOT 2)

The attractive Racehorse Training Yard, built of brick, flint and pantile with 18 boxes, staff room, feed room, farriers' room, cloakroom, storeroom and former hay loft with 6 rooms (currently let with a passing rent of £32,400).

LOCATION

Hurworth House and Training Yard occupies a prominent location within a short distance of Warren Hill training grounds, the High Street, train station, Tattersalls sales rooms and amenities. Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Some of the finest racing in the world is seen on Newmarket's two racecourses: The Rowley Mile and The July Course. Newmarket itself provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club; Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11).

There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge North, Cambridge, Audley End and Whittlesford Parkway offer direct rail lines in to London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive.





PROPERTY INFORMATION

Services: Mains electricity, water and mains drainage.
Gas fired central heating with underfloor heating to the ground floor. Air conditioning to the principal bedroom, bedrooms 2 and 3.

Tenure: Freehold.

Local Authority: West Suffolk District Council.
Tel: 01284 763233

Council Tax: Band G

EPC: Band C

Postcode: CB8 7AA

what3words: ///blushes.Laminated.Comb

Broadband Speed: Ofcom states speeds available up to 1,000 mbps.

Mobile Signal/Coverage: Yes

Viewings: All viewings strictly by appointment only through the vendors' joint selling agents, Jackson-Stops and Knight Frank LLP.



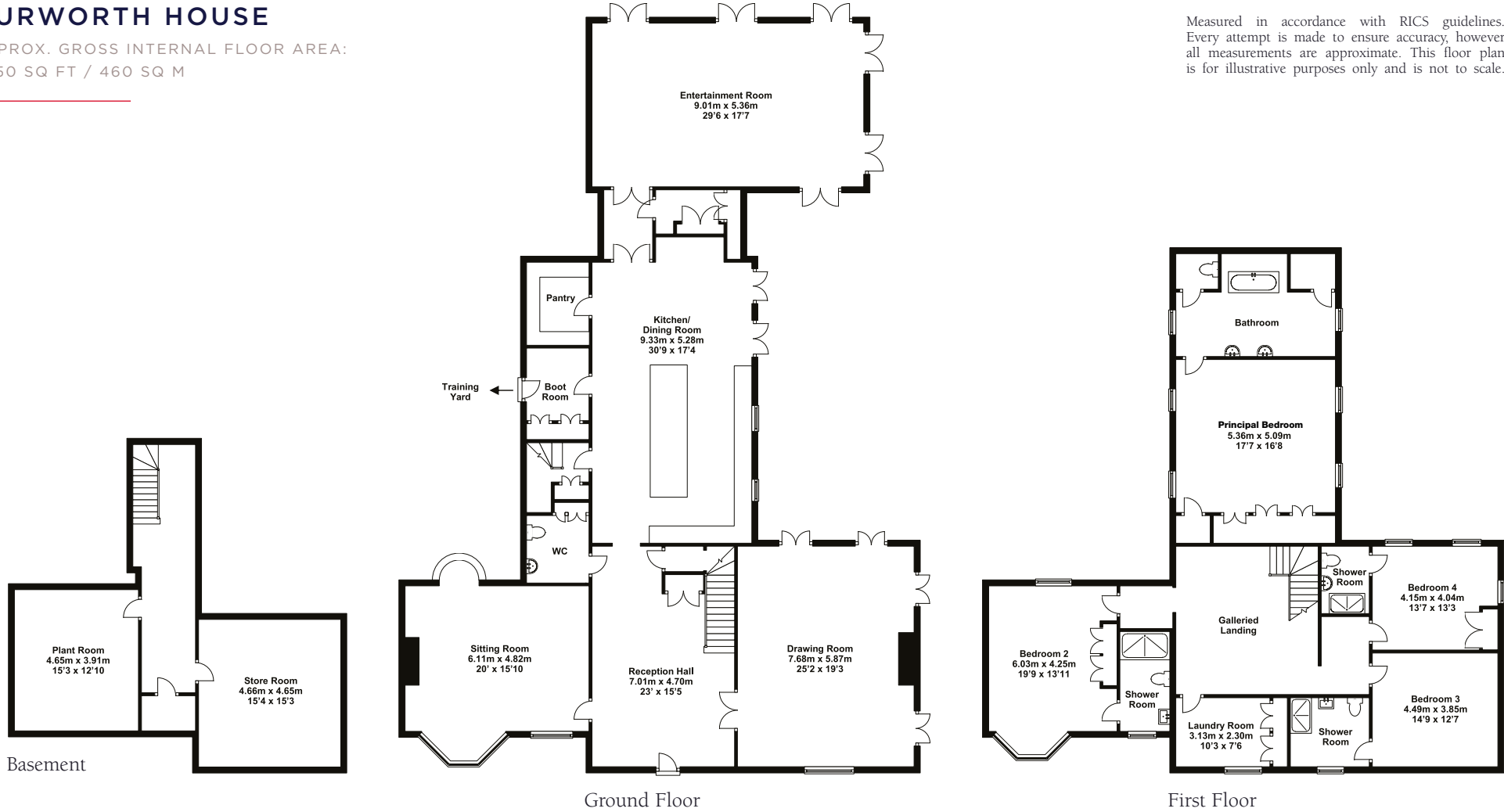
HURWORTH TRAINING YARD (LOT 2)



HURWORTH HOUSE

APPROX. GROSS INTERNAL FLOOR AREA:
4950 SQ FT / 460 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



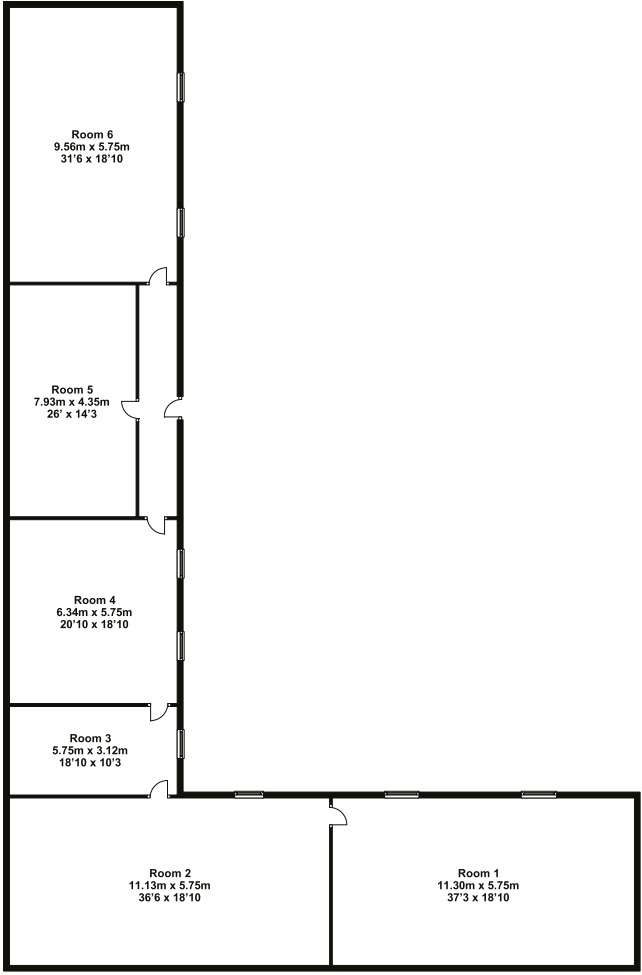
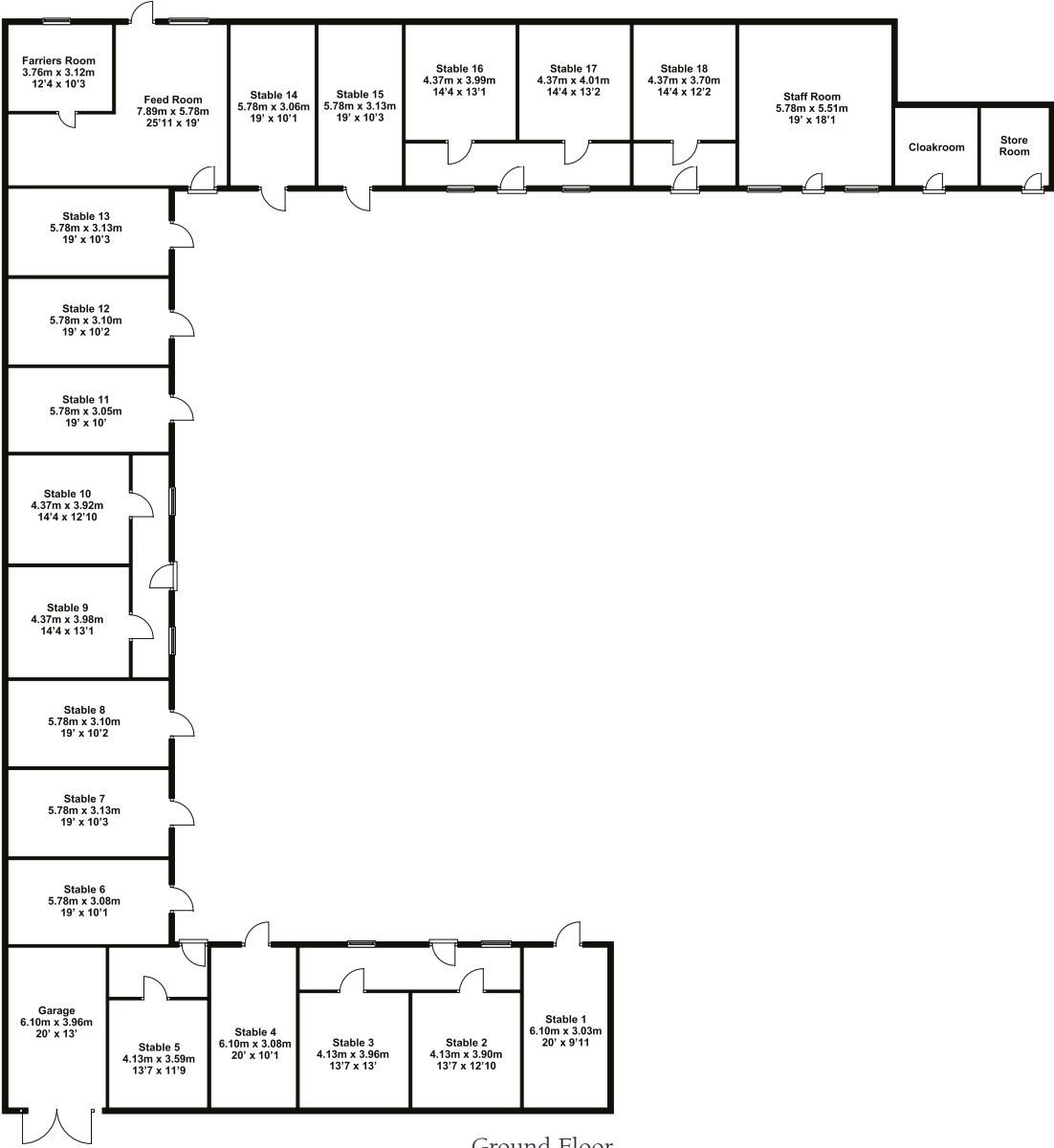
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.

HURWORTH TRAINING YARD (LOT 2)

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