



LOWER FARM
Upend

Carter Jonas

LOWER FARM, UPEND, NEWMARKET, CB8 9PH

- Newmarket - approx 5.5 miles
- Dullingham station - approx 7 miles
- Bury St Edmunds - approx 13 miles
- Cambridge - approx 15 miles

4 Bedrooms · 3 Reception rooms · 4 Bathrooms · Period charm · No chain · 0.575 acre plot · Picturesque setting · Large open barns · Electric car charging point · EPC rating D

DESCRIPTION

Welcome to the epitome of country living in the charming village of Upend. This beautifully renovated and extended four-bedroom farmhouse seamlessly combines modern luxury with the timeless charm of a period house. The entire property is embraced by underfloor heating, ensuring a cozy ambiance throughout. With five bedrooms, three reception rooms, and four bathrooms, this detached house offers a spacious interior for comfortable family living and entertaining. The allure of traditional features is enhanced by contemporary finishes, creating a harmonious blend of old-world charm and modern convenience.

With no chain, this farmhouse is a unique opportunity to embrace a lifestyle of serenity and sophistication. In addition to the main house, there is an array of outbuildings, including The Barn, which is expected to soon have full planning permission for a four-bedroom detached dwelling.

OUTSIDE

Nestled in a rural location, the property provides breathtaking south facing views, offering a tranquil escape. The expansive garden features a patio for outdoor dining and entertaining. Abundant parking adds to the convenience, while large open fronted barns/car ports provide versatile spaces for various purposes. "The Barn" is positioned beside the driveway, idyllically placed to become a separate dwelling or perhaps an annexe to the main house.

AN EXCEPTIONALLY WELL-PRESENTED AND CHARMING GRADE II LISTED HOUSE OFFERING AROUND 3,500 SQ.FT OF ACCOMMODATION AND AN IDYLIC SETTING WITH FAR-REACHING COUNTRYSIDE VIEWS.



LOCATION

Lower Farm is set in unspoilt countryside, in the charming rural hamlet of Upend. The neighbouring village of Cheveley offers local services with a shop/Post Office, primary school, Church, and public house. The nearby horseracing town of Newmarket 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, Audley End and Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately 36 miles.

AGENTS NOTES

The Barn, positioned to the right of the main house, is expected to have full planning permission at the point of exchanging contracts. At present, an application is being processed. Any questions on this matter should be directed to Luke Johnson at Carter Jonas.

ADDITIONAL INFORMATION

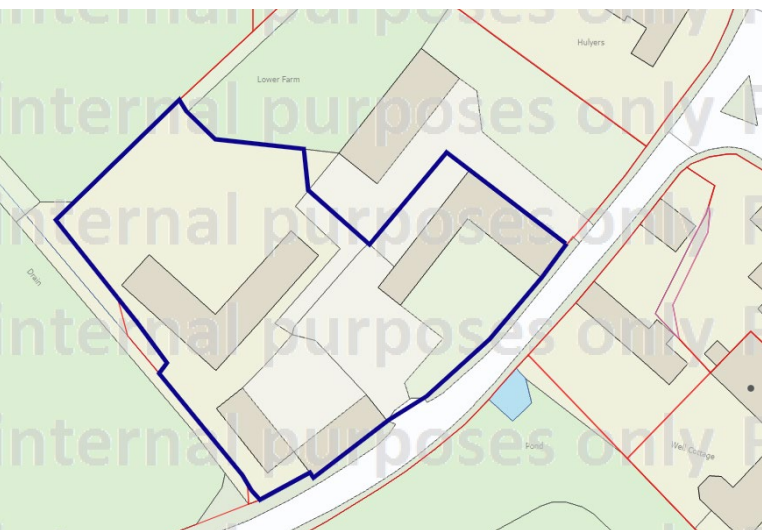
Tenure: Freehold

Services: Mains water and electricity. Private drainage.

Local Authority: East Cambridgeshire District Council

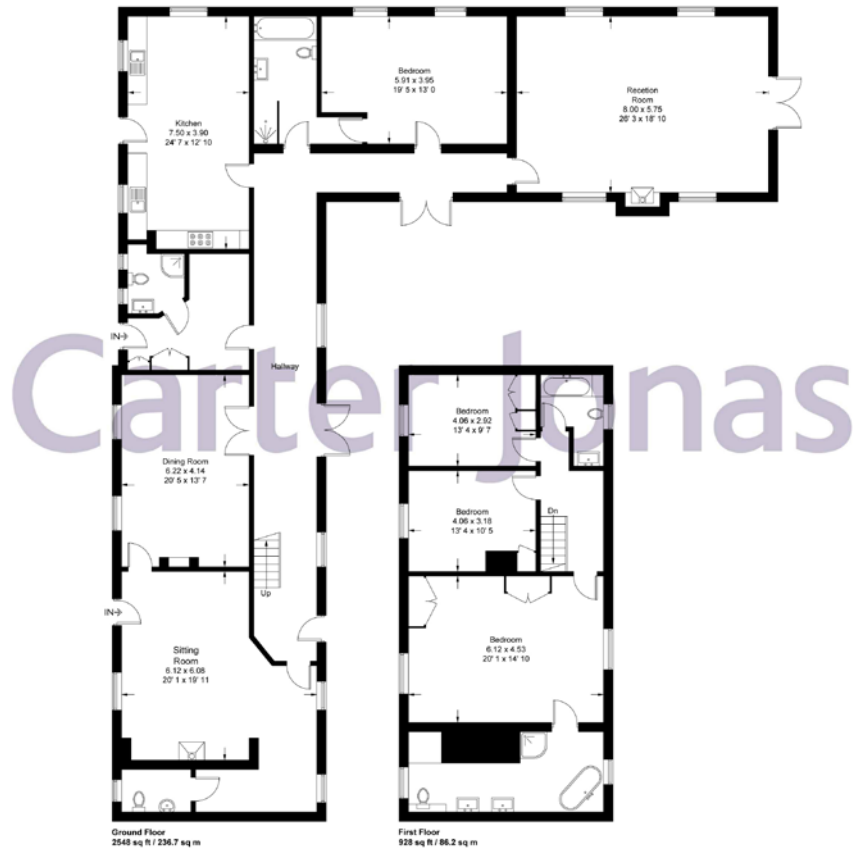
Council Tax: Band F

Viewings: Strictly by appointment with the selling agents
Carter Jonas 01223 403330

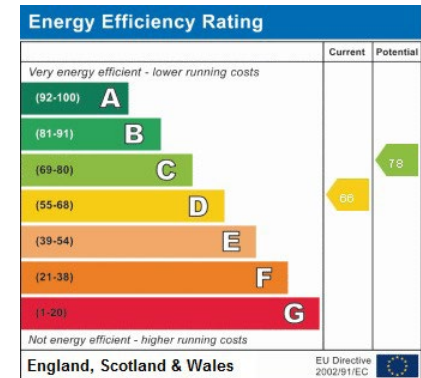


Lower Farm, Upend

Approximate Gross Internal Area = 3476 sq ft / 322.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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