



Mayfield Farm

Hurdle Drove | West Row | Mildenhall | IP28 8RF

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This remarkable four-bedroom family home is ideally situated away from the road, with a long electric gated driveway leading to approximately 20 acres of tranquil land. It offers a perfect blend of comfort and countryside living. A key highlight of the property is its substantial equestrian potential, featuring a large agricultural commercial unit with eight expansive roller shutter doors. This adaptable property provides endless possibilities for various uses, making it a truly unique opportunity.

Located in the enviable position of proximity to the A11 and A14. The towns of Newmarket and Bury St Edmunds are close by with good transport links via road, rail, and air. West Row is popular for those working in Cambridge. Mildenhall and Lakenheath air bases are within easy reach.





Step Inside

Upon entering the property, you are welcomed into an exceptionally spacious utility room featuring ample storage cupboards and a convenient sink, providing access to the carport and garage. From here, the inner hallway leads to a well-appointed downstairs shower room, complete with a WC, hand wash basin, and walk-in shower cubicle. The heart of the home is the stylish kitchen/breakfast room, which boasts a range of modern floor and wall cupboards, a central island with granite work surfaces, and an induction hob. This space is further enhanced by two integrated electric ovens, an integrated microwave and grill, and an AGA. There is also space for a dining room table at the other end of the kitchen, complemented by French doors that open onto the front patio, creating a lovely indoor-outdoor flow. The kitchen then seamlessly flows into a cozy snug area filled with natural light. Adjacent to the snug is a spacious formal dining area, featuring French doors that open to the rear of the property, perfect for entertaining. The property also includes a dedicated office space ideal for working from home. The generous living room, with double-aspect windows, offers an abundance of natural light and is highlighted by a fireplace with an electric fire. The entrance hall serves as the main access point to the property, connecting all rooms and a downstairs cloakroom. Notably, the current owners have laid the foundations for a potential extension and installed new solid oak doors and UPVC windows throughout.

As you ascend to the first floor, you are greeted by a spacious landing area that leads to four generously sized double bedrooms. The principal bedroom is particularly impressive, featuring delightful views over the property's grounds, built-in wardrobes, and an en-suite bathroom equipped with a walk-in shower cubicle, WC, hand wash basin, and inset bath. Bedroom two also offers ample space and overlooks the front paddock, while bedrooms three and four both provide views of the fields behind. Completing this floor is a well-appointed family bathroom, featuring a WC, wash hand basin, and inset bath, ensuring convenience for all.





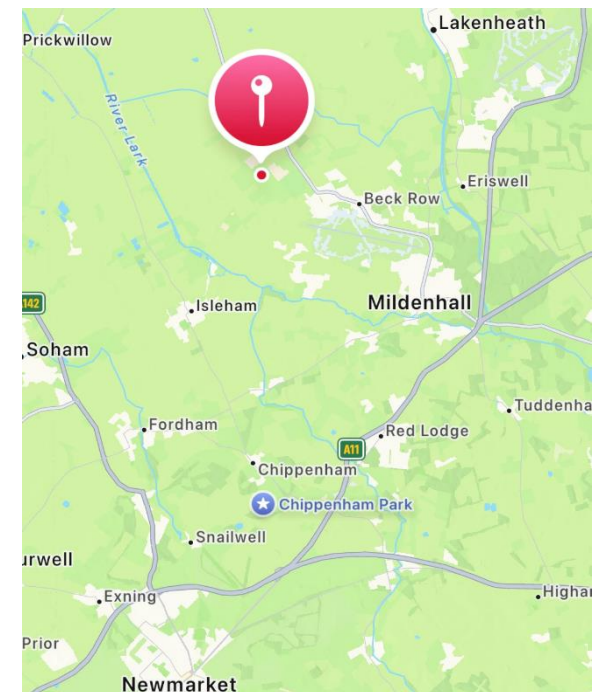
Step Outside

The exterior of this property is truly remarkable, set on an expansive plot of approximately 20 acres that offers endless possibilities. Enter through two large electric gates, which lead to a long-tarmacked driveway, providing a grand approach to the home. Ample parking is available, complemented by a triple garage and a cart lodge for added convenience. The grounds primarily consist of well-maintained grass paddocks and meadows, making it an ideal canvas for equestrian enthusiasts. Additionally, the property features a substantial agricultural barn with eight wide roller shutter doors, perfect for housing heavy machinery or enhancing equestrian activities. This impressive outdoor space elevates the property, making it a dream for anyone looking to embrace a rural lifestyle with equestrian potential.



Location

Mayfield Farm offers a tranquil countryside setting while remaining conveniently close to a variety of amenities. The nearby towns of Newmarket, Bury St Edmunds, and Mildenhall provide excellent transport links, as well as a selection of restaurants, public houses, and shops, ensuring all your needs are easily met while enjoying the peaceful surroundings.



Services

- Council Tax Band – D
- EPC – D
- Mains Water
- Septic Tank
- Oil Fired Heating
- Mains Electricity
- Broadband – Satellite
- Freehold



Approximate total area⁽¹⁾

3412.37 ft²

317.02 m²

Reduced headroom

10.98 ft²

1.02 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.





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