



## Byerley House, Newmarket

In Excess of £700,000

HOCKEYS  
ESTABLISHED 1885







## Byerley House, Warrington Street

Newmarket, Newmarket

Built in 1998, **Byerley House** was purpose-designed as a small private hotel and today offers luxurious, high-quality accommodation just moments from the centre of Newmarket. Tucked away on a quiet street, this exceptional detached residence is only a two-minute walk from the High Street's array of shops, restaurants, and bars, and just a stone's throw from both the **Tattersalls sales ring** and **Newmarket train station**.

Spanning close to **4,000 sq. ft.**, the property is currently operated as a thriving boutique hotel and enjoys strong year-round demand from racegoers, Tattersalls clients, and tourists alike. The current owner has built a **fantastic reputation**, and the business remains consistently busy with **considerable potential** for further growth and the opportunity to **elevate the guest offering to new heights**.

This rare and incredibly versatile property also holds great appeal as an expansive private residence, perfectly suited to multi-generational living or home-business use.

- Seven Double Bedrooms
- Eight Bathrooms
- Luxurious guest accommodation
- Driveway parking & integral garage
- Five reception rooms
- Corner of The Avenue in Newmarket
- Fantastic reputation from long standing clients
- Walk to Train Station / High Street







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The **first floor** features six generous double bedrooms, each with its own en-suite bathroom—ideal for guest accommodation.

The **second floor** functions as a versatile annexe or deluxe suite, comprising:

- A large bedroom
- Dressing room and walk-in wardrobe
- En-suite bathroom
- Kitchenette
- Substantial loft-style storage room

## Exterior and Grounds:

Approached via a spacious private driveway, the property provides ample off-road parking and access to an integral garage. The front aspect features mature hedging and a raised flower bed, while the beautifully landscaped rear garden is arranged over multiple levels with a lawned area, a raised terrace for outdoor entertaining, and a rich variety of established shrubs and trees.

## Location Highlights:

Situated on the Suffolk/Cambridgeshire border, Newmarket is globally recognised as the home of British horseracing, with world-class racing facilities, training yards, and the prestigious Tattersalls sales complex. **Byerley House is just a short walk from both Tattersalls and the train station**, offering exceptional convenience for guests and easy transport links to nearby hubs such as **Cambridge (13 miles)** and **Bury St Edmunds (12 miles)**—both reachable via direct rail from Newmarket.

## Business & Lifestyle Opportunity:

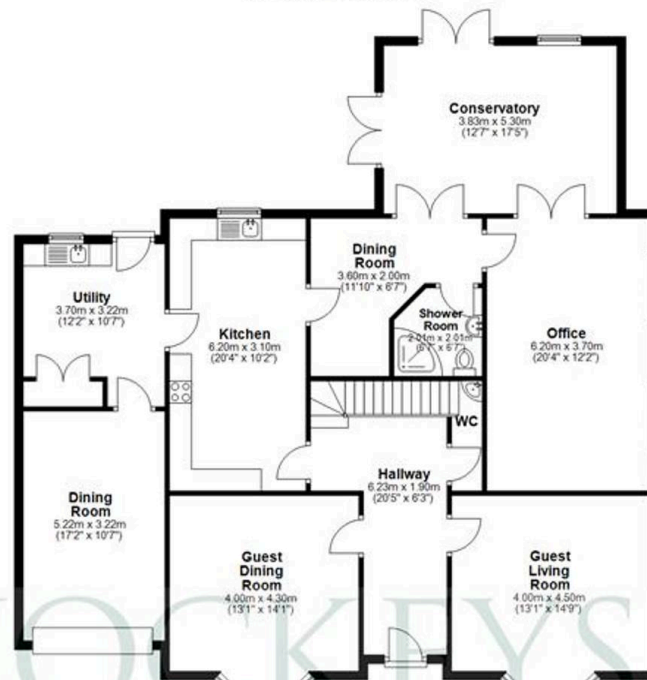
This is a unique opportunity to acquire a **well-established, purpose-built guest house** in one of Suffolk's most sought-after locations. With a loyal clientele, strong year-round occupancy, and an exceptional reputation, **Byerley House is ready for the next chapter—offering scope to grow, modernise, and upscale the guest accommodation even further.**

Early viewing is highly recommended to appreciate the scale, versatility, and commercial potential of this remarkable property.





**Ground Floor**  
Approx. 162.8 sq. metres (1752.6 sq. feet)



**First Floor**  
Approx. 152.1 sq. metres (1637.5 sq. feet)



Total area: approx. 314.9 sq. metres (3390.1 sq. feet)

Whilst every attempt has been made to provide an accurate floorplan, all measurements are approximate and no responsibility is taken for any error, omission, or misrepresentation. This floorplan is for illustrative purposes only.  
Plan produced using PlanUp.