



Stanley Farm, Wilde Street, Beck Row

Pocock + Shaw



Stanley Farm  
Wilde Street  
Beck Row  
Suffolk  
IP28 8BT

## A Stunning Setting

Characterful detached brick & flint house set within a plot of about 2.5 acres (stms) featuring a separate studio annex, barn and triple garage.

Guide Price £650,000





Beck Row provides a selection of shops and essential services for everyday needs, along with a primary school. For a wider range of amenities, the bustling town of Bury St. Edmunds is less than 12 miles away, while the nearby market town of Mildenhall offers a rich historical and cultural experience. Mildenhall is nationally recognized for its proximity to the USAF airbase and the famous "Mildenhall Treasure," a remarkable collection of Roman silverware. The town also offers a variety of shopping, education, and leisure facilities. Conveniently located just two miles from the A11 Fiveways Roundabout, Mildenhall offers easy access to Thetford (12 miles) and Norwich to the northeast, as well as Newmarket (10 miles) and London to the south and southwest.

Wilde Street in Beck Row, Suffolk, has a rich history that dates back to medieval times. The area is part of the historic settlement core of Beck Row, Holywell Row, and Wilde Street, which has been defined through historic maps and the locations of listed buildings and artefact scatters.

Stanley Farm is nestled in a picturesque semi-rural setting at the end of a quiet lane, occupying approximately 2.5 acres (subject to measured survey). This detached house is constructed from brick and flint with modern extensions and is accompanied by a barn, studio annex, and a triple garage.

As you enter Stanley Farm, the home's rich history is immediately apparent, with its charming fireplaces, exposed ceiling beams, and quarry-tiled floors. To the left of the hallway is a family room or study, leading into a contemporary conservatory. On the opposite side, you'll find a dining room with a staircase to the first floor and a doorway to a traditional farmhouse-style kitchen. The kitchen features a range of cupboards, an electric hob and oven, space for a breakfast table, and a Rayburn

solid fuel stove, which powers the home's radiator heating system. Beyond the kitchen is a spacious sitting room, built within the last 30 years, which also provides a second staircase to the first floor. At the front of the kitchen, there is a lean-to garden greenhouse with grapevines—perfect for potting and plant cultivation. Continuing from the kitchen, an inner hall houses built-in cupboards, a shower room, a utility room, and a large pantry.

Upstairs, there are three double bedrooms, a family bathroom, and access to several loft storage areas.

Outside, the property benefits from a studio annex with its own kitchen and shower room. The annex shares electricity and water with the main house but is heated by a storage heater. Adjacent to the annex is a triple garage with a coal and wood store, as well as a separate 4 x 8m barn.

Stanley Farm is not only steeped in period charm but also offers peaceful and private surroundings. The land includes formal gardens, an orchard, and areas ideal for vegetable growing or other uses.

This has been a cherished family home for over 40 years, where the current owners have raised their family surrounded by nature.

#### **Tenure**

The property is freehold.

#### **Title**

We understand the property is not registered with land registry and the vendors are organising its registration.





Total area: approx. 204.9 sq. metres (2205.3 sq. feet)



## Services

Mains water and electricity are connected. Drainage is via a septic tank. The property is heated via a solid fuel heating system

The property is not in a conservation area. The property is in no low flood risk area. Internet connection, basic: 18Mbps, Ultrafast: 1000Mbps. Mobile phone coverage by the four major carriers available.

**Council Tax Band:** E West Suffolk District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. PBS



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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