

EH

EXQUISITE
HOME





CHARMING PERIOD HOME IN A RURAL SETTING

The small village of Beck Row, three miles from Mildenhall, fourteen miles from Ely and fifteen miles from historic Bury St. Edmunds is set in a beautiful pastoral landscape of fields and woodland. Thetford Forest is nearby and transport links are good, with the A11 and A14 close at hand, linking the village to Newmarket, Thetford, Bury St. Edmunds and Ipswich. There is a village primary school and some wonderful walks, ideal for keen runners and dog walkers. There are several good high schools in the locale, making this the perfect place for a family who want to put their own stamp on their new home. Nearby Mildenhall has two primary and one secondary school, a leisure centre and plenty of shops and cafés, providing all the amenities required.

Set in approximately 4.5 acres, a three bedroom, two bathroom, five reception delightful detached and extended flint-fronted Victorian farmhouse. Additional annexe with bedroom, reception, kitchenette and bathroom, triple garage and workshop. Over the years, the present owners, who bought it thirty seven years ago, have converted some of the old farm buildings and extended up to add more accommodation on the first floor. The house is simply bursting with potential and retains many very attractive period features. The frontage looks out over open countryside and in springtime is colourful with snowdrops, aconites and daffodils. A number of mature trees give texture and shade and there is generous parking space.

The front door leads into a porch and to the left is the parquet floored study with original fireplace, exposed beams and more than enough room for shelving, storage and a desk and chair. If desired, this would make the perfect snug, or a second sitting room. Leading off it is the summer room with lovely views of the garden, ideal for enjoying a coffee with friends or simply curling up with a good book. To the right is the dual aspect dining room, also with exposed beams, an inglenook fireplace and a parquet floor. The farmhouse kitchen opens off it, the perfect layout for family meals, Christmas and New Year celebrations and all kinds of entertaining. It has red quarry floor tiles, exposed beams and Suffolk latch doors, adding very greatly to its charm, as well as a red solid fuel Rayburn which heats all of the radiators and the water. The enclosed front stairs rise from the dining room giving access to bedrooms two and three. Next door to the kitchen is a useful utility with adjoining pantry. The sitting room is large and flooded with light pouring in through the three windows. The back stairs rise from the sitting room to the principal bedroom and bathroom. The ground floor accommodation is completed by a shower room and the garden room at the front, ideal for overwintering tender plants and bringing on seedlings.

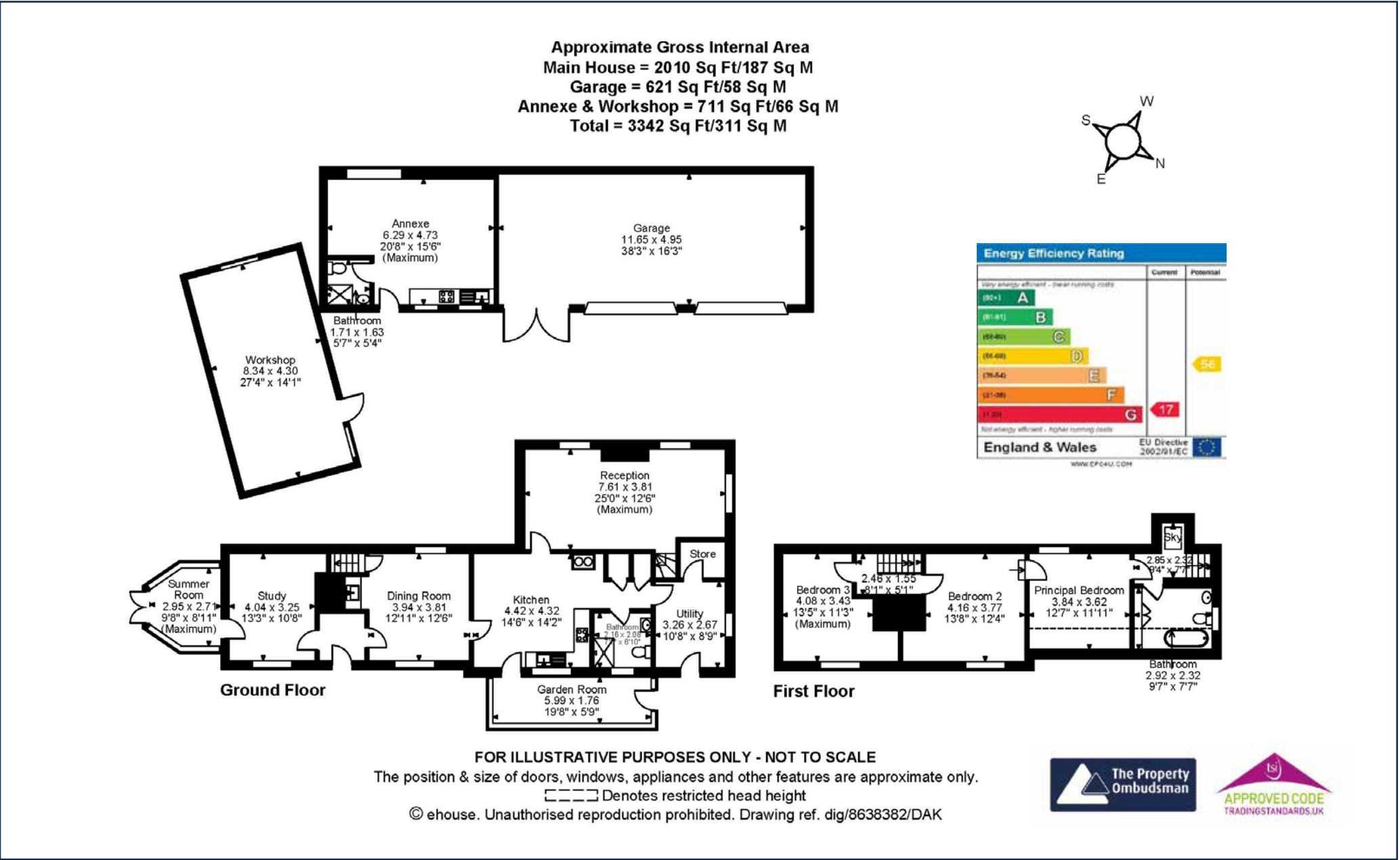
CHARMING FIRST FLOOR

The first floor has wonderful, open views in all directions. The principal bedroom over the kitchen has its own staircase up to a landing with a skylight with a built in cupboard. The three piece family bathroom with bath and shower over and heated towel rail is also off the landing. The second and third bedrooms can be accessed via the main staircase and landing or via the principal bedroom.

The owners converted the former cow shed into an annexe twenty five years ago. It currently has a kitchenette and shower room and if desired, and with the correct planning permission and change of use legislation in place, it could be turned into a granny flat or holiday let. It is currently in use as a reception room/accessible bedroom with a vertical original exposed beam which is part of the original cow byre. Next door is the large garage and there is a workshop next door. Mature trees such as apples, cherries, plums and hazels grow outside, there is a water pipe for animals if a new owner wished to keep livestock and more than enough room to lay out vegetable beds and a fruit garden.

In need of some modernisation, this period home is simply bursting with potential and original features and stands on a generous plot on the edge of the village in an unparalleled setting. It has plenty of versatile accommodation, outbuildings with plenty of scope and occupies a rural location near to several large towns.





All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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