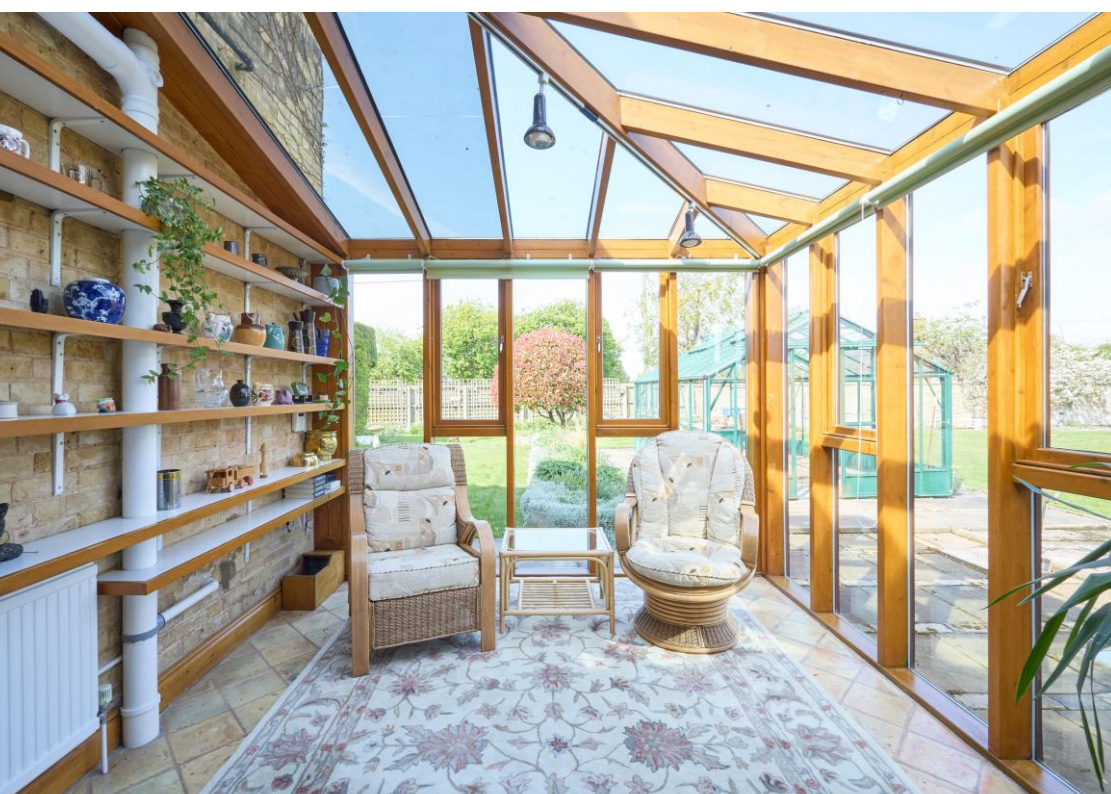




DAVID
BURR

The Orchards, The Green
West Row, Suffolk



The Orchards, The Green, West Row, Suffolk, IP28 8QH

West Row is a delightful and peaceful village located in the county of Suffolk offering an array of amenities to include a primary school, public house, village hall and local shops. A wider range of facilities are available in nearby Mildenhall to include supermarkets, public houses, restaurants and schools.

The Orchards is an attractive, individual and rather unique detached period family home set within generous grounds of 1.7 acres offering a wealth of character and charm throughout. This substantial and versatile property enjoys an abundance of beautifully presented accommodation of around 3300 Sq Ft alongside a self-contained annexe, multiple outbuildings, a studio space, stable block, and separate paddocks to front and rear. The property is ideally suited for multigenerational living, home working, equestrian use or those seeking potential for additional income or lifestyle opportunities.

A charming and versatile detached period home on 1.7 acres, featuring spacious accommodation, a self-contained annexe, outbuildings, studio, stables, and 2 paddocks.

Ground Floor

ENTRANCE HALL A welcoming entrance with attractive mosaic tiled flooring, doors to principal reception rooms, and staircase rising to the first floor.

DINING ROOM A spacious formal reception room featuring strip wood floorboards and a bay window to the front aspect.

SITTING ROOM With a cast iron fireplace, marble surround and hearth, and a bay window with French doors opening to the front garden.

KITCHEN/BREAKFAST ROOM Bright and spacious with tiled worktops, plumbing and space for a fridge freezer and washing machine, base level cupboards, and windows to rear and side. Tiled flooring and door to garden.

KITCHEN/UTILITY ROOM Recently refitted and well-equipped with base and eye-level units, a four-ring ceramic hob, extractor hood, and eye-level double oven. Stainless steel one and a half bowl sink with drainer, and ample worktop surfaces. Window to side.

CLOAKROOM Fitted with a low-level WC and pedestal wash hand basin. Tiled floor and walls with a window to the rear.

CELLAR Accessed via steps from the hallway, the cellar benefits from power and lighting and houses the oil-fired boiler.

First Floor

LANDING Spacious with a window to the rear, loft access, and doors to all bedrooms and bathrooms.

BEDROOM 1 A generous double bedroom with fitted wardrobes and a bay window to the front.

BEDROOM 2 Double bedroom with window to front and fitted cupboard.

BEDROOM 3 Double bedroom with front aspect and fitted cupboard.

BEDROOM 4 Double bedroom with window to front.

BEDROOM 5 Single or study-sized room with a window to the side.

SHOWER ROOM Tiled walls, walk-in shower cubicle, wash hand basin set within vanity unit, low-level WC, and window to rear.

FAMILY BATHROOM Panelled bath with mixer tap, wash hand basin with vanity storage, chrome ladder-style heated towel rail, airing cupboard, and further storage cupboard. Tiled walls and window to side.

SEPARATE WC With window to rear.

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ANNEXE

KITCHEN/BREAKFAST ROOM Fitted with base and eye-level cupboards, stainless steel sink and drainer, plumbing for washing machine and tumble dryer. Window and door to side.

SITTING ROOM Dual aspect with windows to front and side.

BEDROOM With window to rear and door to:

ENSUITE SHOWER ROOM Re-fitted with walk-in shower cubicle, drench-style showerhead and additional attachment, vanity unit with sink basin, low-level WC with push-button flush, chrome heated towel rail, tiled walls and flooring, and obscured window to rear.

Outside

The property is approached by a long driveway access to the front with further parking to the side which passes a mature paddock area to the front and well-maintained flowerbeds and borders adjacent to chapel. To the rear lies a separate paddock, and beautifully landscaped gardens to the side featuring vegetable plots, a **GREENHOUSE**, patio area, mature borders, shrubs, and trees. Walled boundaries and gated access lead around the property.

There are additionally a range of outbuildings to include a **WORKSHOP** complete with power and light as well as a **STUDIO** which is a versatile room previously used as a dance studio. It would be ideal for home working, as a fitness studio, or additional annexe accommodation. Finally, there is a **STABLE BLOCK** which comprises two stables with additional storage areas, and a large detached **WORKSHOP/GARAGE** complete with power and light.

Material Information

SERVICES: Mains water. Private drainage. Mains electricity. Oil-fired central heating to radiators. NOTE: None of these services have been tested by the agent.

TENURE: Freehold.

CONSTRUCTION TYPE: Standard brick construction.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: Main House: G Annexe: B

EPC RATING: Band E.

COMMUNICATION SERVICES (source Ofcom): Broadband: Yes. Speed: Up to 57 mbps download, up to 12 mbps upload. Phone Signal: Likely with all major providers.

WHAT3WORDS: tides.blackmail.splint

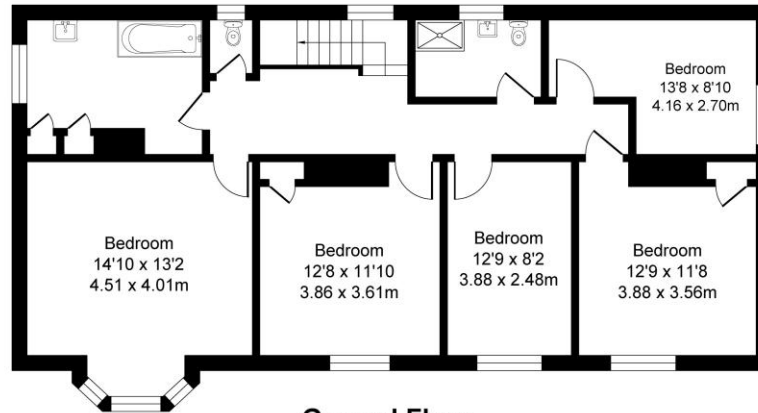
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

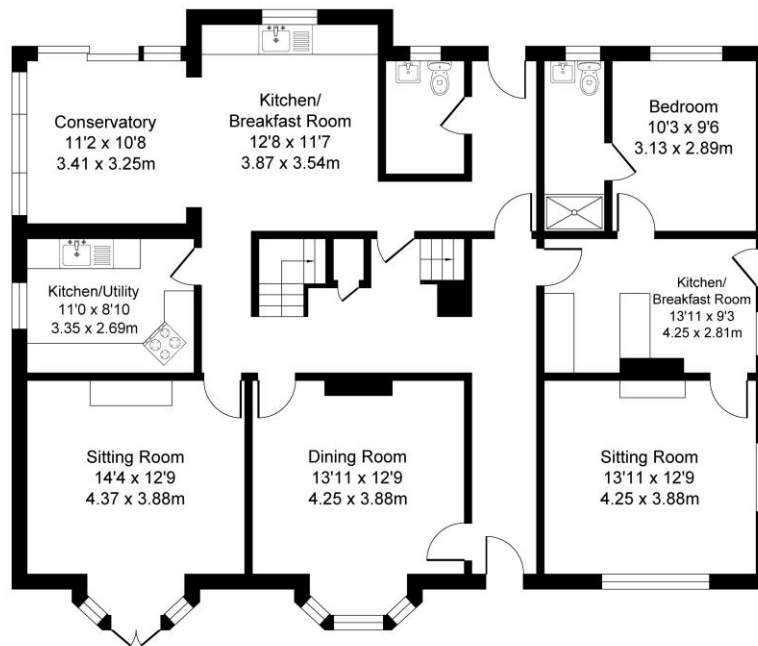


The Orchards, The Green

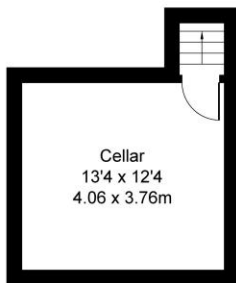
First Floor
Area: 102.82 m² ... 1107 ft²



Ground Floor
Area: 147.43 m² ... 1587 ft²



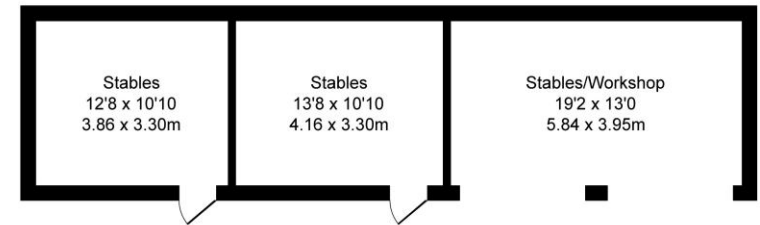
Cellar
Area: 15.26 m² ... 164 ft²



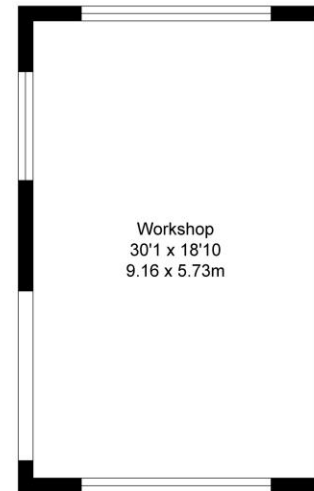
Total Area: 407.6 m² ... 4388 ft²
(Including Cellar/Outbuildings)

All Measurements are approximate and for display purposes only

Outbuilding
Area: 49.51 m² ... 533 ft²



Outbuilding
Area: 52.48 m² ... 565 ft²



Outbuilding
Area: 40.12 m² ... 432 ft²

