



Beeches Road

West Row | Bury St. Edmunds | Suffolk | IP28 8NP

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Belnheim House

Blenheim House represents a rare opportunity to acquire a highly adaptable home in a desirable village setting, offering both lifestyle appeal and practical flexibility.

* 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, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step Inside

Blenheim House is an impressive and highly adaptable home positioned in the heart of the sought-after village of West Row, offering spacious accommodation ideal for multi-generational living.

The main residence has a range of welcoming living spaces including a sitting room with open fireplace, a formal dining room with bay window, and a comfortable breakfast room/snug overlooking the garden. A well-appointed kitchen is supported by a utility room, laundry room and cloakroom, ensuring practicality for modern family life, upstairs provides four well-proportioned bedrooms, bathroom and separate WC.

Adjoining the main home is a substantial two-bedroom annexe arranged over two floors, offering excellent flexibility. With its own private entrance as well as internal connections to the main house, the annexe provides a kitchen/breakfast room, living room, cloakroom, two bedrooms and a bathroom, making it ideal for extended family, guest accommodation or potential income generation.





Step Outside

The property enjoys beautifully established gardens that have been thoughtfully landscaped to provide colour and interest throughout the seasons. Patio areas and lawned sections create ideal spaces for relaxing and outdoor entertaining, while a summer house, greenhouse, potting shed and additional garden stores offer excellent facilities for gardening enthusiasts.

To the front, a substantial shingled driveway provides extensive parking for several vehicles and leads to a timber workshop. A further gated side driveway offers additional secure parking, perfect for cars, caravans or motorhomes.

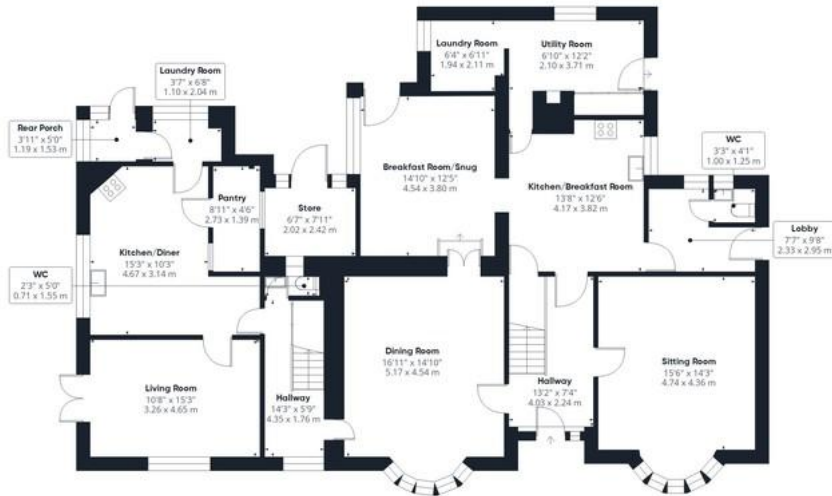
Altogether, Blenheim House represents a rare opportunity to acquire a versatile and spacious home in a well-connected village setting surrounded by open countryside.



Location

The village of West Row is renowned for its strong community spirit and attractive rural surroundings, lying approximately three miles north-west of Mildenhall and around ten miles north-east of Cambridge. A range of everyday amenities are available within the village, including a primary school, post office, convenience store, public house, restaurants and an active sports and social club.

Surrounded by open countryside, the area is ideal for walking, cycling and outdoor pursuits, while nearby attractions include the renowned Mildenhall Treasure. Altogether, this is a location that offers the perfect balance of rural tranquillity and accessibility, making it an enduringly popular choice for discerning buyers.



Approximate total area⁽¹⁾
 3134 ft²
 290.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

SERVICES

- Mains electric, water and drainage.
- Oil Central Heating with external boiler.
- Solar Panels with feed-in Tariff (including Solar Boost).
- EPC Rating - C
- Council Tax Band
Main House - F
Annexe - A
- Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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. In 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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