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89 Friday Street

West Row, Suffolk, IP28 8PB

An elegant, double fronted and sympathetically improved detached residence, originally built as the village Manse, enjoying open views and retaining a wealth of character features, notably with cast iron fireplaces, wooden floors, picture rails and its own rather unique ambiance.

No onward chain.

EPC Rating: tbc

Guide Price: £475,000



The village of West Row is situated just 3 miles from the market town of Mildenhall and offers a variety of amenities including a primary school, a public house, a shop, tennis courts and bowling green and enjoys relatively good access, via Mildenhall, to the A11 dual carriageway providing routes to Thetford and Norwich to the north and Cambridge and Stansted airport to the south west.

Originally built as the village Manse this detached double fronted period house has been extensively and sympathetically renovated in recent years providing stunning accommodation set in the middle of beautiful landscaped gardens. The house displays many fine features including wooden floors, period cast iron fireplaces, a woodburning stove in the dining room, picture rails and cream Rayburn stove in the kitchen. This superb house really has a unique ambiance and character of it's own and really must be viewed to be fully appreciated. With the benefit of replacement double glazed sash windows and an oil fired heating system in detail the accommodation includes:-

Ground Floor

Entrance Hall

With fine double entrance doors, oak flooring, staircase to the first floor, radiator.

Dining Room 4.06m (13'4") x 1.22m (4')

Large sash window to the front, fireplace with wood burning stove, radiator, stripped wooden flooring, picture rails, door to the kitchen.

Study/Bedroom 4 4.04m (13'3") x 3.07m (10'1")

A versatile room currently being used as a pottery studio but has been used as a bedroom by the current vendor. Two sash windows to the front and side, fireplace with period cast iron surround, radiator, wooden flooring, picture rails.

Rear Hallway

With oak flooring, part glazed door to garden, radiator door to the cellar staircase.

Sitting Room 5.80m (19') x 4.04m (13'3")

A stunning well proportioned room with an impressive period cast iron fireplace, large sash windows to the side and rear, two radiators, oak flooring and picture rails.

Kitchen/Breakfast Room 4.42m (14'6") x 3.78m (12'5")

Another very light room with a full volume ceiling and fitted with a range of units with Slate worktops over, inset butler style sink unit with mixer tap, 2 burner calor gas hob, Rayburn stove/boiler (serves the central heating), plumbing for a washing machine and dishwasher, brick floor, windows to the side and rear.

Cellar 4.14m (13'7") x 3.66m (12')

Approached via a staircase from the rear hall and with a window/coal chute to front, brick flooring.

First Floor

Landing

With a large sash window to the front.

Bedroom 1 4.11m (13'6") x 3.89m (12'9")

With a large sash window to the front, cast iron fireplace, radiator, wooden flooring, picture rails and a handbasin.

Bedroom 2 4.04m (13'3") x 3.05m (10')

With two windows to the front and side, radiator, wooden flooring and picture rails.

Inner Hallway

Radiator.



Bedroom 3 3.05m (10') x 2.82m (9'3")

With a large sash window to the side, cast iron fireplace, radiator, wooden flooring and picture rails.

Bathroom

Fitted with three piece suite comprising bath mixer tap and power shower over, pedestal wash hand basin, low-level WC, tiled surrounds, sash window to side, radiator, heated towel rail, airing cupboard with a hot water cylinder.

Outside

The property is situated in the middle of its delightful gardens which is understood to be about 0.2 of an acre. There are lawned areas to three sides with an ornamental pond, herbaceous borders and fruit trees. To the side and approached off Chapel Street is a driveway providing off road parking and two timber outbuildings. It is considered that there is sufficient space for a garage here subject to consent.

Council Tax Band: E Forest Heath District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS

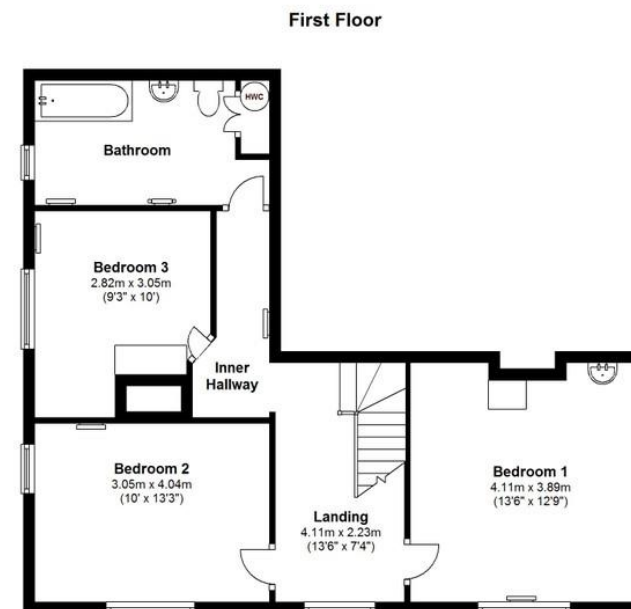
For a full complement of photographs please visit the Pocock & Shaw website at www.pocock.co.uk

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