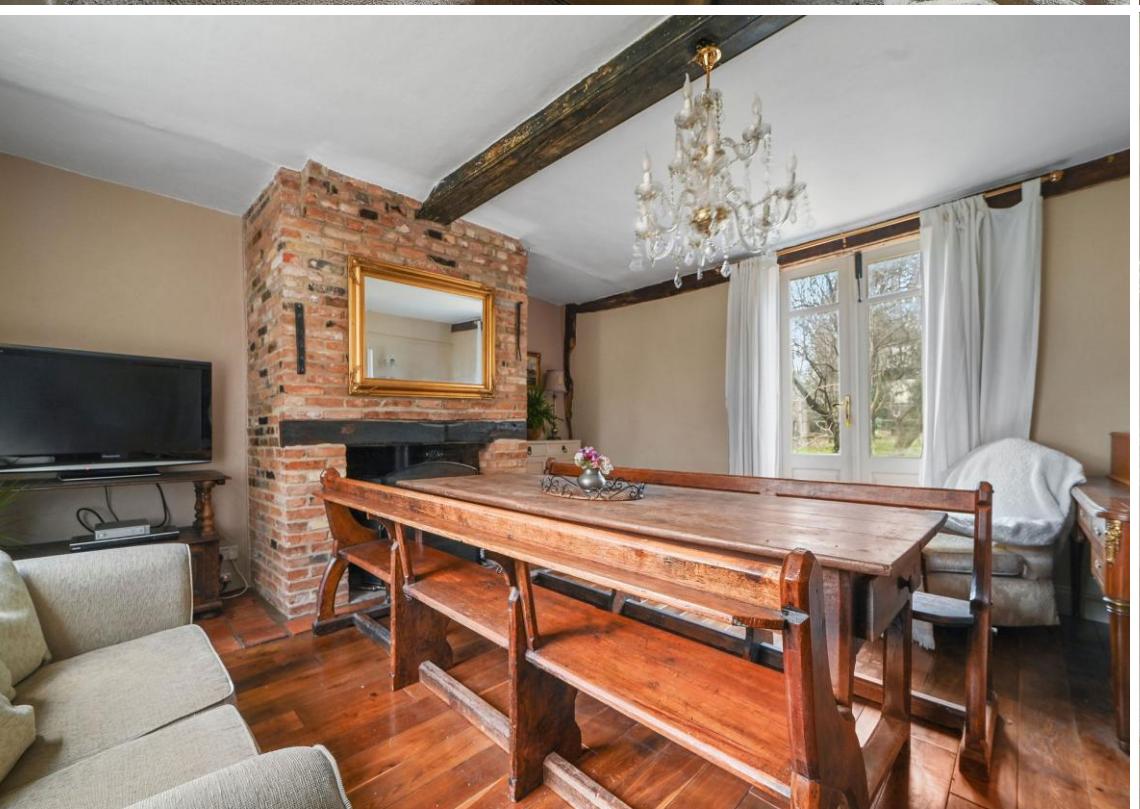




The Walnuts,  
West Row

DAVID  
BURR





# The Walnuts, 101 Friday Street, West Row, IP28 8PB

West Row is a peaceful Suffolk village offering local amenities including a primary school, public house, village hall and shops, and is well suited to families and those seeking a strong sense of community. Nearby Mildenhall provides a wider range of facilities including supermarkets, restaurants and both state and private schooling, while the village enjoys attractive countryside surroundings and good transport connections to the wider region.

This substantial Grade II listed period home is situated in the heart of the village, convenient for local amenities, and offers in excess of 3,860 sq. ft. The property has retained many original period features, including impressive fireplaces and exposed beams. Arranged over four floors, it includes self-contained annexe accommodation and sits within 1.07 acres, with extensive parking, stabling, and a detached studio/guest suite.

## A substantial detached period home with annexe, detached studio, stables, and paddocks.

### Ground Floor

Entrance into the:

**ENTRANCE HALL** With stairs rising to the first floor and a door beneath leading down to the cellar.

**SITTING ROOM** A charming room featuring a large inglenook fireplace with a log-burning multi-fuel stove set on a brick hearth, and a large window to the front aspect.

**KITCHEN / BREAKFAST ROOM** Extensively fitted with a range of units under tiled worktops with a 1.5 bowl sink and drainer inset. Appliances include a range cooker with five-ring gas hob and fridge. Exposed beams, and a door leads to the side.

**UTILITY ROOM** With space for appliances, shower cubicle, and a door leading to the rear.

**CLOAKROOM** With WC and wash basin.

**DINING ROOM** A lovely light room enjoying a double aspect, with fireplace housing a wood-burning stove, wooden flooring, and French doors opening to the rear.

**CELLAR** Useful storage room with good ceiling height and brick staircase.

### First Floor

**LANDING** Leads to:

**BEDROOM 1** With outlook to the front, two cupboards, and a cast-iron fireplace.

**DRESSING ROOM** Useful store room with ample space for wardrobes, etc., and outlook to the side.

**BATHROOM** Fitted with a WC, wash basin, tiled shower cubicle, bath with shower attachment over, and an airing cupboard.

**BEDROOM 2** A delightful room with cast-iron fireplace, cupboards to either side, and outlook to the front.

**BATHROOM** Fitted with a white WC, wash basin, and bath with shower over.

### Second Floor

**LANDING ROOM** This spacious landing area offers ample room for a desk/study area.

**BEDROOM 3** Another charming room with outlook to the front.

**BATHROOM** Fitted with a WC, wash basin, bath with shower attachment, tiled shower cubicle, and dressing area with door leading to the:

**ATTIC** Storage room.

**BEDROOM 4** With exposed wooden floorboards, storage cupboard, and outlook to the front.

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To the front of the property on the ground floor is an annexe, which could be incorporated as day-to-day living accommodation, as follows:

**DRAWING ROOM** Formerly the village shop, now an impressive vaulted room with French doors opening onto the front garden and exposed beams, offering excellent annexe or Airbnb potential.

**KITCHEN** Fitted with units under worktops with a sink, free-standing cooker, and brick flooring.

**BATHROOM** Tastefully fitted with a white WC, wash basin, and free-standing rolled-top bath with shower over.

To the rear of the property is another self-contained annexe, comprising:

**KITCHEN / LIVING ROOM** Extensively fitted with a range of units under worktops with a 1.5 bowl sink and drainer, cooker with four-ring hob, plumbing for a washing machine, and space for a fridge. Quarry-tiled flooring, stairs rising to the first floor, and a stable door leading to the rear.

## First Floor

**BEDROOM** Spacious double bedroom with outlook to the side.

**BATHROOM** Fitted with a white WC, wash basin, tiled shower cubicle, rolled-top bath, storage cupboard, and exposed beams.

## Outside

The property is approached via a gravel driveway (the first section shared with 103 Friday Street), leading to extensive parking and turning, a **SINGLE GARAGE**, and a substantial outbuilding formerly used as a double garage, with planning permission granted for conversion to additional annexe accommodation.

To the front of the property are mature lawned gardens enclosed by established hedging, continuing along the side of the house, with further trees and shrubs to the rear. The rear gardens are a particular asset and are currently divided into two paddocks, featuring a stable block with four stables, a field shelter, a former air-raid shelter, and a variety of mature trees and shrubs, including fruit and nut trees.

A further highlight is the **DETACHED SELF-CONTAINED CABIN**, currently providing income, comprising a sitting room and kitchen, bedroom area, and bathroom, and ideal for use as a **GUEST ANNEXE, or STUDIO**.

In all, about 1.07 of an acre.

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

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND** E. (£2,749.83 per annum) NOTE: The current council tax liability relates to the main dwelling only. The annexes and detached cabin are presently assessed under business rates and benefit from small business rate relief. Should the property be used entirely for domestic purposes, the council tax assessment may be subject to reassessment.

**EPC** D.

**TENURE** Freehold.

**AGENT'S NOTE** The neighbouring property, 103 Friday Street is also available for sale – please enquire for further details

**CONSTRUCTION TYPE** Brick and timber construction under tiled roof.

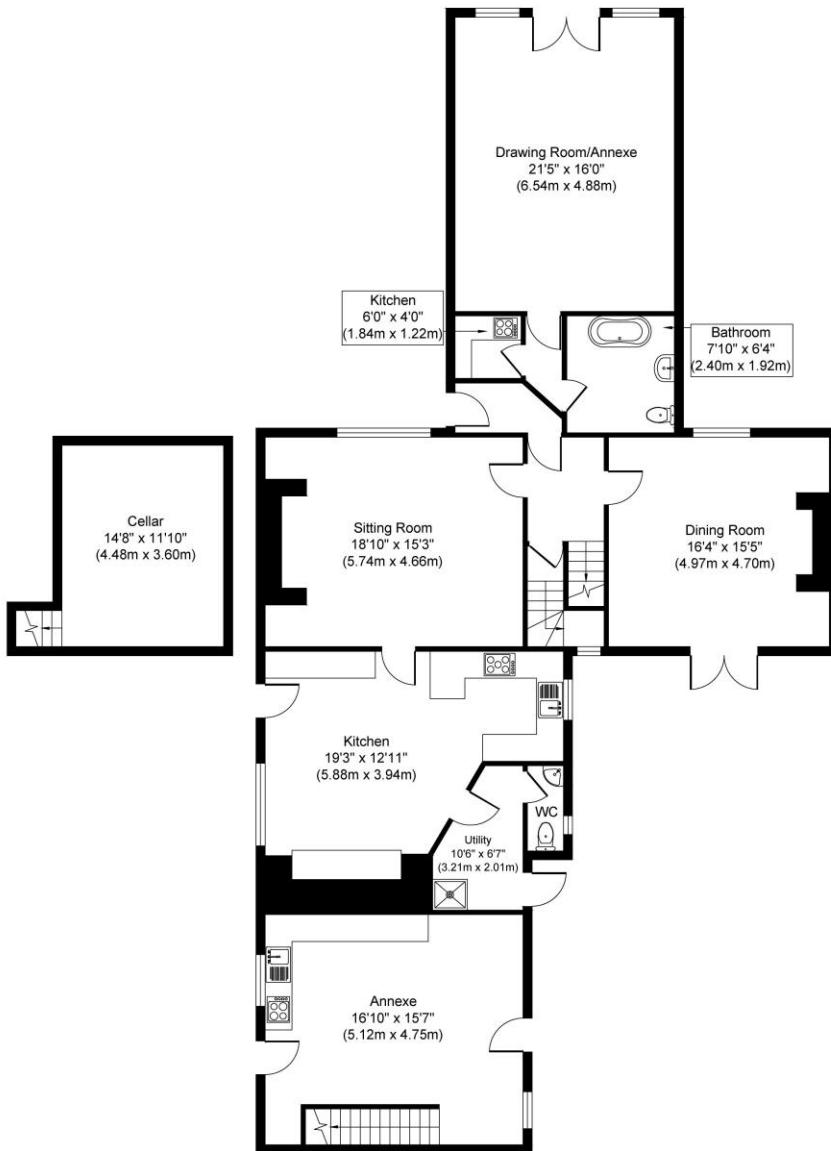
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** games.incisions.himself

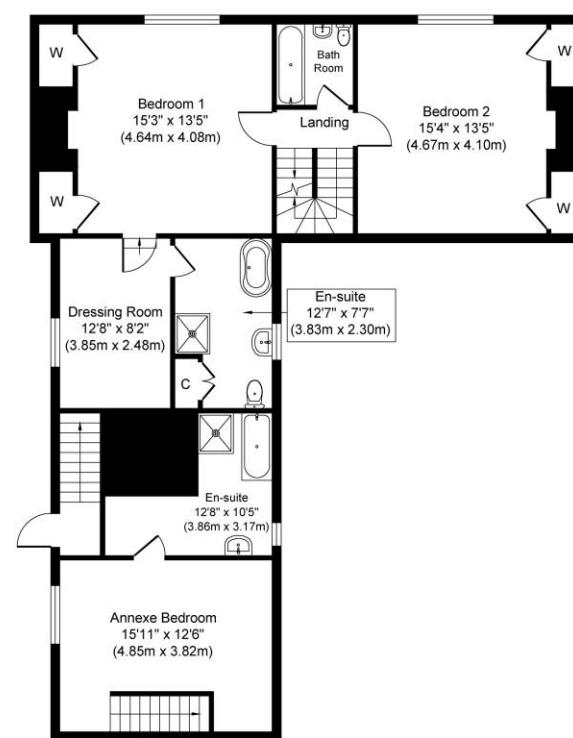
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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.

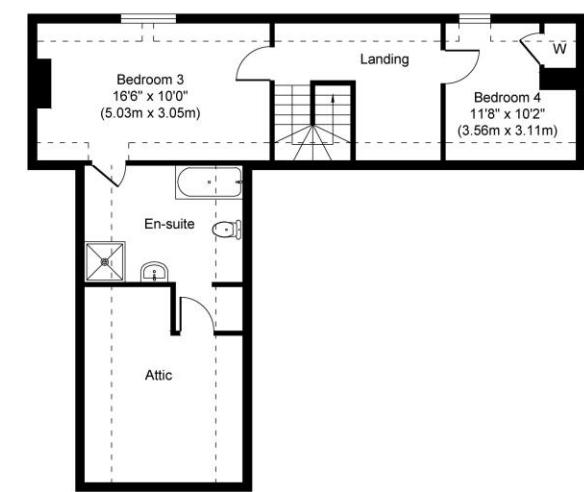


**Cellar**  
Approximate Floor Area  
182 sq. ft  
(16.94 sq. m)

**Ground Floor**  
Approximate Floor Area  
1848 sq. ft  
(171.71 sq. m)



**First Floor**  
Approximate Floor Area  
1164 sq. ft  
(108.16 sq. m)



**Second Floor**  
Approximate Floor Area  
666 sq. ft  
(61.89 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

