



The Street, Holywell Row, IP28 8LS

CHEFFINS

The Street

Holywell Row,
IP28 8LS

- Detached Grade II Listed Period Property
- 4 Bedrooms & 4 Bath/Shower Rooms
- Extended & Improved by Current Owners
- Offering Over 2,500 sq ft of Versatile Accommodation
- Substantial Art Studio - Offering Wealth of Opportunities
- Multi-Generational Living / Airbnb Potential (stp)
- Beautifully Maintained Rear Garden
- Enjoying Views Across Open Countryside

Poplar Farmhouse is a grade II listed detached period home set within a generous plot and enjoying views across open countryside. Believed to originate from the 16th century and formerly utilised as a bakery, the property retains many original character and period features. Thoughtfully extended and improved by the current owners the home now offers over 2,500 sq ft of versatile accommodation. Outside, the property boasts beautifully maintained gardens, a substantial detached art studio with a wide range of potential uses and an expansive frontage providing ample off-road parking. Offering excellent potential for multi-generational living or Airbnb use (stp). Viewing Essential.

4 4 3



Guide Price £675,000



LOCATION

Holywell Row is located a short distance from Mildenhall town, which offers a good range of shopping, education and leisure services together with many local places of historical interest. Further facilities can be found at the nearby towns of Bury St Edmunds, Thetford and Newmarket. Holywell Row lies approximately three miles from the Fiveways interchange on the A11, which provides easy access to Norwich, Cambridge and London.

ENTRANCE HALL

with solid wood entrance door, solid oak flooring with under floor heating, vaulted ceiling with beams, under stairs cupboard housing the boiler, glazed double doors opening onto the rear garden.

STUDY

A dual aspect room with 2 double glazed windows to the front aspect and a further window to the side, electric radiator, solid oak flooring with under floor heating, exposed modern beams.

ENSUITE SHOWER ROOM

with a corner shower cubicle, vanity hand wash basin, low level WC, under floor heating, double glazed window to the side aspect.

LIVING ROOM

A large triple aspect room with 3 double glazed windows to either side aspects and a further double glazed window to the rear overlooking field views, electric radiator, solid wood flooring with under floor heating, exposed modern beams.

UTILITY ROOM

with built-in storage with a ceramic sink, space for American style fridge/freezer, space and plumbing for a washing machine and dishwasher, radiator, exposed original beams.

KITCHEN/DINING ROOM

A beautiful country style kitchen with a range of built-in wall and base mounted units with solid oak worktops, a double butler sink, space for Smeg range cooker with extractor hood over, exposed original 16th century beams, large secondary glazed window to the front aspect with fitted shutter blinds.

Open plan with the dining room featuring a multi fuel wood burner, electric radiator, further radiator, exposed original beams, stairs leading up to the first floor, secondary glazed windows to the front and rear aspects with fitted shutter blinds.

INNER LOBBY

with a further entrance door to the front aspect and a radiator.

FAMILY ROOM/BEDROOM 4

A dual aspect room with a secondary glazed windows to the side and front aspects with fitted shutter blinds, radiator, multi-fuel wood burner, exposed original 16th century beams.

BATHROOM

A four piece suite comprising a shower cubicle, bath, hand wash basin, low level WC, radiator, window to the rear aspect, exposed original beams.

FIRST FLOOR

(accessed via the main entrance hall)

LANDING

with a mezzanine style landing featuring a vaulted ceiling with 2 velux windows, exposed modern beams, glass balustrades.

BEDROOM 1

with a range of built-in bespoke furniture including a dressing table, fitted wardrobes, drawers and a window seat, 2 velux windows, modern exposed beams, double glazed window to the rear aspect overlooking open fields.

BATHROOM

with a luxury double shower cubicle, corner bath, hand wash basin, low level WC, storage area with tank, Karndean tile effect flooring with electric under floor heating, electric heated towel rail, double glazed window to the front aspect.

FIRST FLOOR LANDING

(Accessed via the dining room) with exposed original beams, steps lead up to a spacious landing with a radiator, secondary glazed window to the rear aspect overlooking open fields with fitted shutter blinds.

BEDROOM 2

with a range of built-in wardrobes and drawers, 2 radiators, loft access, secondary glazed window to the side aspect with fitted shutter blinds.

BEDROOM 3

A dual aspect room with secondary glazed windows to the front and side aspects with fitted shutter blinds and a radiator.

HOBBY/STORAGE ROOM

with a secondary glazed window to the rear aspect overlooking open fields.

SHOWER ROOM

with a hand wash basin, low level WC, corner shower cubicle, large heated towel rail, eaves storage.

OUTSIDE

The property is set in a magnificent plot backing onto open countryside providing open field views to the rear. The beautifully maintained gardens are mainly laid to lawn with well stocked flower bed borders and shrubs, mature trees, hedgerow and featuring a greenhouse and timber shed.

A pathway adjoins the property and leads to a brick weave and paved patio seating area bordered by flowers, a large mature tree and a charming pond.

At the heart of the garden stands an attractive timber framed Arbor with a tiled roof, surrounded by a delightful array of flowers and shrubs, creating a wonderful focal point within this idyllic outdoor setting.

Approaching the property is a large frontage with a shingled driveway providing ample parking, a pathway leads to one of the entrance doors and round to the side of the property. Two wide steps lead down onto a paved pathway which leads to the main entrance door and a further area to the front is laid to lawn with various shrubs.

ART STUDIO

A triple aspect studio with 4 windows, power and light, fitted work bench, stainless steel sink. Currently used as a pottery studio, this versatile space could be adapted for a variety of purposes or, subject to the necessary planning consents, converted into a self contained annexe or Airbnb accommodation.

LARGE WORKSHOP

with 2 access doors, 2 windows, power and light. Separated into 3 areas to be used as workshop and storage space.

SALES AGENTS NOTES

Please note the property is Grade II listed. The property is a timber frame construction with a clay tiled pitched roof and the extension features wood cladding.

For more information on this property, please refer to the Material Information Brochure on our website.













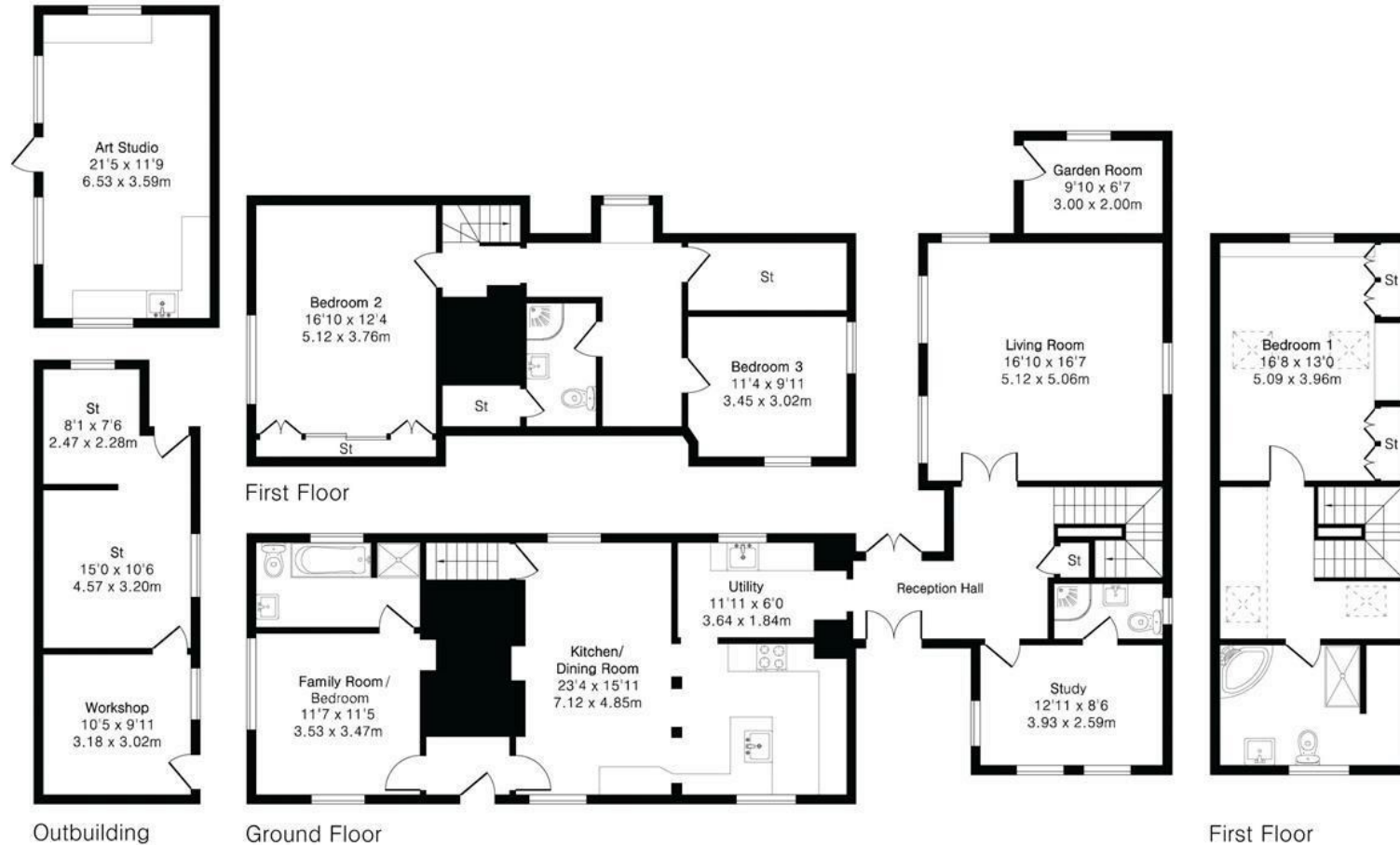


**Approximate Gross Internal Area 2541 sq ft - 235 sq m
(Excluding Outbuilding)**

Ground Floor Area 1415 sq ft – 131 sq m

First Floor Area 1126 sq ft – 104 sq m

Outbuilding Area 549 sq ft – 51 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Guide Price £675,000
Tenure - Freehold
Council Tax Band - D
Local Authority - West Suffolk



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

