




ORCHARD HOUSE

NORTH TERRACE | MILDENHALL | SUFFOLK





**THE TWO
SELF-CONTAINED UNITS
GENERATE AN INCOME OF
£36,000 PER ANNUM**

GARDEN
STUDIO

CONVERTED
COACH HOUSE

CONVERTED
STABLES

ORCHARD HOUSE

Aerial image displays the orientation to the front of the house with its principal south-facing reception rooms, walled gardens extending to the west and parking to the rear with converted cottages

ORCHARD HOUSE

NORTH TERRACE ROAD | MILDENHALL | SUFFOLK

- Substantial early Edwardian detached home retains a wealth of period features in a stately setting
- Glorious brick and flint walled gardens extend to 0.8 acre with formal landscaping
- £36,000 pa income generating converted Coach House & Stables provide two self-contained cottages
- Three principal reception rooms, study, large kitchen/breakfast ancillary rooms & wine cellar
- Generous main residence living accommodation with six bedrooms (two en-suite), family bathroom and shower room
- Extensive parking, garaging, workshop, large garden studio & summerhouse
- Excellent position on the town periphery in walking distance of all amenities
- Highly versatile & adapted to multigenerational living or lifestyle business as former B&B



Substantial stately period home in walled gardens with converted income generating coach house and stables

Set in delightful walled gardens, Orchard House dates back to 1901 when the house was commissioned for the local veterinarian, John Miller, who used part of the substantial property as his surgery. The elegant façades are fronted in attractive *Burwell whites*, baked in local kilns, with a slate roof and sympathetically extended in the 1930s. Well-proportioned accommodation retains a wealth of period features including: beautifully carved staircase, decorative floor tiles, panelled wainscot, stripped panelled doors and ornate open fireplaces. In addition to the six bedroom main house, a two bedroom former Coach House and one bedroom former Stables have been sensitively converted in recent years to provide income generating assets or to suit a variety of other uses whether for extended family or business purposes.

The glorious grounds are a wonderful tranquil feature and entirely enclosed by high brick and flint walls. From formal lawns and topiary to wild flower meadow and Italianate gardens, there is plenty of pockets for enjoyment and a pleasing degree of privacy. The property is approached via a gated driveway with extensive parking, double garage, workshop, garden studio and an attractive summerhouse. In all, grounds extend to approximately 0.8 acre.

ORCHARD HOUSE is situated in North Terrace, a prominent street just to the north of the historic heart of Mildenhall town centre which offers a wide range of schooling, shopping and recreational facilities. In early 2021, the impressive £38m 'Mildenhall HUB' will open to create a centralised community service, including leisure facilities, new gym and two swimming pools. The Cathedral town of Bury St Edmunds is approximately twelve miles to the south east with convenient A14/A11 access to the fine city of Norwich, the famous horseracing town of Newmarket, and the university of Cambridge with the M11 providing a fast route to London. Cavenham Nature Reserve, Lackford Lakes, Thetford Forest and West Stow Country Park are a short drive away as is the surrounding countryside; ideal for riding, cycling and rambling.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

ORCHARD HOUSE is a much loved and substantial early 20th century family home, which measures approximately 2850 ft² (264 m²). The former Coach House and Stables have been stylish converted into two bedroom and one bedroom self-contained units and measure 512 ft² (47.6 m²) and 825 ft² (76.7 m²) respectively. Impressive but unpretentious, historic but homely, Orchard House will suit a broad range of buyers whether for multigenerational living or a lifestyle business.

GROUND FLOOR

RECEPTION HALL 4.60m (15'10") x 2.30m (7'6")

Impressive portico with decorative columns, dentilled triangular pediment and half glazed panelled door with fanlight – creating an altogether warm welcome note. Symmetry is at play, from the outside in, with doorways either side leading to two atmospheric living spaces:

DRAWING ROOM 4.55m (14'11") x 4.27m (14'0")

A dual aspect room with large canted bay window to front aspect and further sash window to side. Fireplace with ornate wood surround, mantelpiece and tiled hearth. Picture rail. TV point. Door to study.

DINING ROOM 4.55m (14'11") x 4.30m (14'1")

A splendid room of enviable elegance and proportion befitting more formal occasions with large canted bay window with views to front aspect. Picture and dado rails. Fireplace with ornate wood surround and mantelpiece with tiled hearth. Double doors open into the adjacent garden room creating a useful flow and transforming into a large entertainment space.



Elegant reception hall with beautifully carved staircase and floor tiles



Well-proportioned south-facing dining room flows through to garden room



Garden room with large fenestration and wood burning stove



Cossetting study/snug with wood wainscot and fireplace

GARDEN ROOM 3.94m (12'11") x 3.50m (11'6")

A large south-facing fenestration lets in a abundance of natural light with French doors to gardens. Pamment tiled floor. Fireplace with decorative tiled inserts, wood surround and mantelpiece on a stone hearth and wood burning stove. The space serves as the ideal all-year round family games room.

STUDY / SNUG 4.24m (13'11") x 3.36m (11'0")

Dual aspect with sash windows to side and rear. Rich wood wainscoting throughout. Fireplace with decorative tiled insert on a slate hearth.

INNER HALL 3.50m (11'6") x 3.40m (11'2")

Pamment tiled floor. Cloak hanging area. Door to cellar.

CLOAK ROOM 2.2m (7'2") x 2.10m (7'0")

Window to rear. Basin and wc. Further sink unit with cupboard below. Housing boiler. Tiled floor.

OPEN-PLAN KITCHEN / BREAKFAST ROOM 7.45m (24'5") x 3.34m (10'11")

Large kitchen fitted with a range of base and wall-mounted units to provide drawer and cupboard storage space. Roll top preparation surfaces with 1½ stainless steel sink and drainer inset and five ring gas hob. Decorative tiled splashbacks. Eye-level double oven and grill. Plumbing for dishwasher. Part original tiled flooring. Secondary staircase to first floor. Sash windows to rear. Part glazed door to:

SIDE HALL / BOOT ROOM 2.70m (8'8") x 2.50m (8'2")

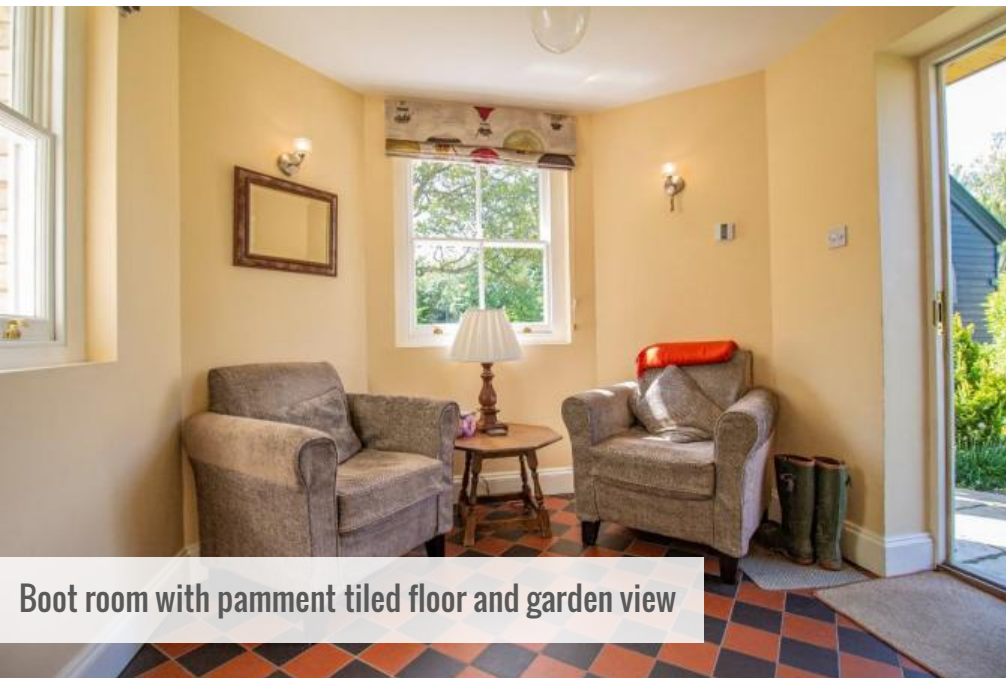
Dual aspect with sash windows to front and expanse of lawn to the side. Cloak hanging area. Pamment tiled floor. Door to parking area across from converted Stables and Coach House.

REAR HALL 2.40m (7'9") x 3.30m (3'11")

Part glazed door to parking area. Pamment tiled floor.

CELLAR 5.47m (17'11") x 2.73m (8'11")

Large dry cellar with original tiled floor. Light and power. Recesses for storing vintage reserve treasures!



Boot room with pamment tiled floor and garden view



Vaulted converted coach house bedroom with exposed timbers

FIRST FLOOR

Large landing area with window to front garden aspect. Ornate open balustrade. Built-in linen cupboards. Loft access. Ancillary staircase rising from Kitchen.

BEDROOM ONE 4.58m (15'0") x 4.39m (14'5")

Master bedroom suite with windows to front and side aspect. Fireplace with ornate surround and mantelpiece. Built-in wardrobes. Door to:

EN-SUITE 2.20m (7'3") x 1.40m (4'7")

Corner shower, vanity basin and wc. Extensive tiling. Heated towel rail.

BEDROOM TWO 4.37m (14'4") x 3.37m (11'1")

Window to side aspect. Fireplace with ornate surround and mantelpiece. Built-in wardrobes. Basin.

BEDROOM THREE 4.44m (14'7") x 4.11m (13'6")

Window to front aspect. Fireplace with ornate surround and mantelpiece. Built-in wardrobes. Door to:

EN-SUITE 2.80m (9'2") x 1.40m (4'6")

Panelled bath, basin and wc.

BEDROOM FOUR 4.07m (13'4") x 3.52m (11'7")

Windows to front and side aspect.

BEDROOM FIVE 3.98m (13'1") x 2.49m (8'2")

Window to side aspect. Built-in wardrobes. Basin.

BEDROOM SIX 3.52m (11'7") x 2.30m (7'7")

Window to rear aspect. Built-in wardrobes. Basin.

FAMILY BATHROOM 3.40m (11'2") x 2.20m (7'2")

Panelled bath, large shower, basin and wc. Extensive tiling. Window to rear aspect. Heated towel rail.

SHOWER ROOM 3.00m (9'2") x 1.50m (5'0")

Shower cubicle, basin, wc and bidet. Window to side aspect.



Orchard House façade, circa 1950s

PROVENANCE

The main house – originally called Ravendale (or just The Dale) was built in 1901 for a vet (John Miller) who used part of it as his surgery. Built of Burwell White bricks, the house had its own well and was set in approaching one acre of garden which was completely enclosed on three sides by a mixture of flint and brick walls. The Stables and Coach House date from 1850 although it is not clear how these were used prior to the construction of the main house.

The house was extended in the 1930s to incorporate two additional bedrooms, a further staircase and a larger kitchen. There is evidence that airmen were billeted here during World War II.

The present owners purchased the house in a run-down state in 2000. The outbuildings were derelict and the main house sadly neglected. Following a two year building works programme the Coach House, Stables and Barn underwent significant transformation. In addition to installation of gas throughout, new central heating systems and secondary double glazing, provision of en-suite bathrooms and complete re-wiring. A tasteful addition of the boot room / side hall and replacement of external doors completed the significant works.

THE STABLES

RECEPTION HALL 3.80m (12'6") x 3.40m (11'2")

Window to front. Stairs rising to First Floor. Tiled floor. Secure door to shared utility space.

OPEN-PLAN LIVING ROOM / KITCHEN 4.32m (14'2") x 3.54m (11'1")

Full height windows to side aspect. Attractive oak floors. Fitted gas fire. The kitchen area is an L-shaped arrangement fitted with a range of matching units. Roll-top preparation surfaces with stainless steel sink and drainer with mixer tap inset and four ring gas hob with combi-oven and grill below. Stainless steel extractor hood. Space and plumbing for dishwasher and fridge. Mosaic tiled splashbacks.

SHARED UTILITY 2.40m (7'10") x 1.91m (6'3")

Work surface with sink. Space and plumbing for washing machine. Further appliance space. Storage cupboard. Tiled floor. Return fire door to Coach House.

CLOAKROOM 1.90m (6'6") x 1.0m (3'3")

Low level wc. Vanity basin. Tiled floor.

LANDING

Vaulted roofline. Wood floor.

BEDROOM ONE 4.74m (15'7") x 3.76m (12'4")

Vaulted roofline. Windows to front and side. Wood floor. Built-in wardrobes. Door to:

EN-SUITE 1.90m (6'2") x 1.7m (5'7")

Corner shower, basin and wc. Heated towel rail.

BEDROOM TWO 3.82m (12'6") x 2.55m (8'4")

Vaulted roofline. Windows to front and side aspect with Juliet balcony. Built-in wardrobes. Wood floor. Door to:

EN-SUITE 2.00m (6'6") x 1.7m (5'7")

Panelled bath with shower attachment, basin and wc.



Converted coach house and stables

THE COACH HOUSE

LIVING ROOM 4.89m (16'1") x 3.04m (10'0")

Full height windows to front. Oak floor. Vaulted roofline. Secure door to shared utility room. Large cupboard with fitted gas boiler.

KITCHEN 3.81m (12'6") x 2.30m (7'7")

Range of fitted units. Roll-top preparation surfaces with sink and drainer. Four ring gas hob with oven and grill below, cooker hood. Window to side. Tiled splashbacks. Appliance space. Tiled floor.

BEDROOM 4.37m (14'4") x 3.66m (12'0")

Vaulted roofline. Window to side. Oak floor. Door to:

EN-SUITE 3.3m (10'10") x 1.3m (4'3") 3.30m (10'10") x 1.30m (4'3")

Large corner bath, basin and wc. Tiled floor. Heated towel rail.



Expansive formal lawn framed by mature trees with summerhouse

THE GROUNDS

In all, grounds extend to 0.8 acre. A significant asset to the property, they provide an oasis of calm and tranquillity entirely enclosed by brick and flint wall. Laid predominantly to lawn and interspersed with a wide variety of mature trees and topiary hedging. There are well stocked beds and borders with pathways meandering. A wild flower meadow, Italianate garden terrace with pergola, water feature and a pretty timber summerhouse add to the intrigue.

Orchard House is approached through a pair of iron gates leading to a large courtyard providing extensive parking with access to:

Double Garage

Workshop 4.60m (14'9") x 2.60m (8'6")

Garden Studio 4.50m (14'8") x 3.50m (11'6")

Window to front aspect. Sink. Cloakroom with wc.



Entranceway to extensive parking area with coach house and stable annexe



DISCOVER SUFFOLK

Mildenhall's neighbour, Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of East Anglia. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

There is horseracing at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



Bury St. Edmunds (A14)	12 miles
Norwich	38 miles
Newmarket	10 miles
Cambridge	20 miles
London	65 miles



Newmarket (Rowley Mile & July Racecourses) 12 miles



From Cambridge
London Kings Cross
(50 mins)
London Liverpool Street
(75 mins)



London Stansted Airport
(40 miles)
Cambridge International Airport
(16 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.

PRIVATE includes: Culford School (1-19); Old Buckenham Hall (3-13); South Lee School (2-13).

STATE includes: Mildenhall College Academy (11-18); Great Heath Primary School (4-11); St Marys Church Academy (4-11).

University of Suffolk at West Suffolk College - Further Education.



A wild flower meadow with garden swing



Architectural garden features include a brick folly

FLOORPLAN

Approximate Gross Internal Area (GIA) = 3012 ft² (279.9 m²)

The Coach House = 512 ft² (47.6 m²)

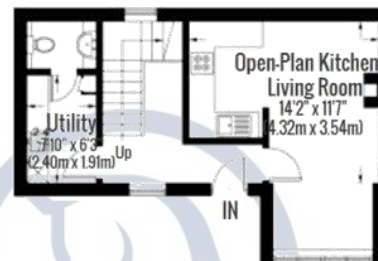
The Stables = 825 ft² (76.7 m²)

Total = 4349 ft² (404.2 m²)

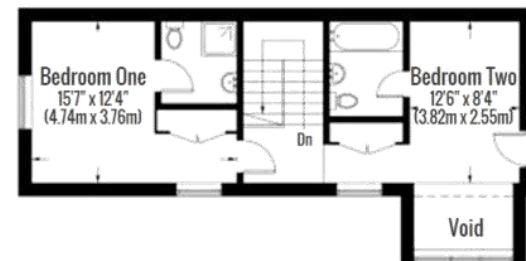
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



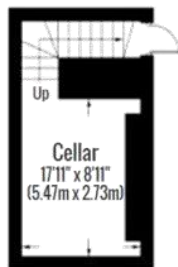
"THE COACH HOUSE"



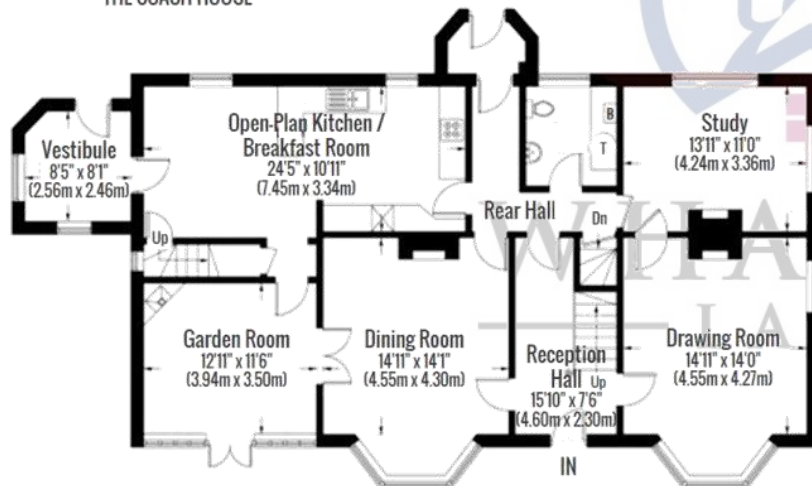
"THE STABLES" GROUND FLOOR



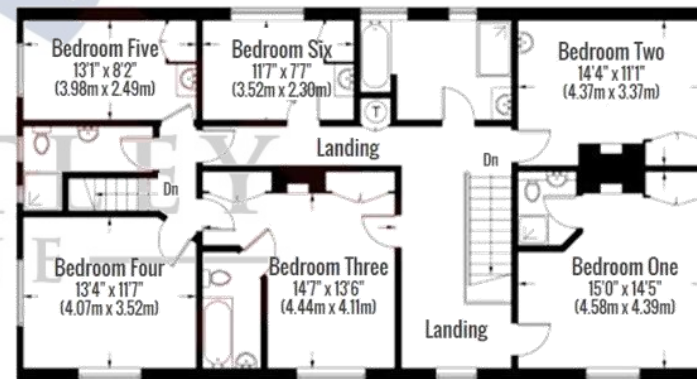
"THE STABLES" - FIRST FLOOR



CELLAR



GROUND FLOOR



FIRST FLOOR



GENERAL INFORMATION

TENURE

The property is Freehold with vacant possession upon completion.

SERVICES

Mains water, electricity. Private drainage. Gas-fired central heating. Broadband internet (67 Mbps).

AGENT'S NOTE: none of these services have been tested.

LOCAL AUTHORITY

West Suffolk (Forest Heath) (01638 719000)

Tax band F – £2,547.87 (2019/20)

FIXTURES & FITTINGS

Only those items mentioned in the sales particulars are included in the sale. Other items may be available by separate negotiation.

DIRECTIONS (IP28 7AA)

From London/Cambridge/Bury St. Edmunds (by car)

exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 38, signposted 'Norwich'. At the Mildenhall roundabout turn left and follow the road into the town. Turn right at the second roundabout into North Terrace where Orchard House will be found a short distance further on the left hand side, **marked by our distinctive For Sale board.**

VIEWING ARRANGEMENTS

Strictly by prior appointment through the sellers' sole agent: Whatley Lane Estate Agents (WLEA). If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey.



Bury St. Edmunds

1 Churchgate Street
Bury St. Edmunds IP33 1RL
+44 (0) 1284 765 256
bury@wlea.co.uk

Newmarket

13 High Street
Newmarket CB8 1RL
+44 (0) 1638 765 256
newmarket@wlea.co.uk

Notting hill

Caxton Gate, 32 Caxton Rd
London W12 8AJ
+44 (0) 207 221 8838
nottinghill@wlea.co.uk



www.wlea.co.uk



www.rightmove.co.uk



www.countrylife.co.uk



Disclaimer 1. Whatley Lane Estate Agents (the "Agents") are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. The Agents assume no responsibility for any statement that may be made in our offices. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agent have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The Agents would urge any potential purchaser to contact our offices to establish availability of this property prior to commencing any journey of distance to view. Details designed and produced by Whatley Lane Marketing | Jun 2020.