



The Manor, Herringswell

Pocock + Shaw

10 The Manor  
Herringswell  
Suffolk  
IP28 6SH

Herringswell Manor is a wonderful Grade II listed Manor House which sits in the heart of a stunning 8 acre private estate close to the rural hamlet of Herringswell. With origins back to the 5th Century, the Manor house and outbuildings have been converted into unique, highly individual apartments, boasting a rare fusion of character, style and quality, combining many wonderful period features.

Guide Price: £360,000



Apartment 10 at The Manor has recently undergone an extensive renovation, leaving no detail overlooked. Every effort has been made to provide luxurious accommodation, featuring newly plastered walls, updated wiring, and a completely refitted kitchen adorned with Quartz worktops and top-of-the-line appliances. Additionally, the entire flooring of the apartment has been replaced, and the property has been freshly redecorated from top to bottom. This presents a truly exceptional opportunity to acquire a home set amidst stunning surroundings, all while enjoying the impeccable condition of this residence.

Herringswell is an attractive small village set in Suffolk countryside in between the horse racing town of Newmarket and historic cathedral city of Bury St Edmunds.

The village benefits from excellent road connections via the A14 and A11 dual carriageways, Bury St Edmunds being just 12 miles west, the horseracing town of Newmarket being approximately 8 miles east, the university city of Cambridge again 22 miles to the east. The A14 and A11 also provides good access to the east coast ports, the midlands and Stansted airport (44 Miles) and London via the M11.

Herringswell Manor is situated just outside the village and is understood to have been built as a private home with outbuildings in 1906, however it is understood that there has been a house on the site in various forms since the Saxon times. It is approached via a tree lined driveway with electronic gates leading to the main house and gardens. Herringswell Manor was developed by the City & Country Group who have a long history in converting and restoring historic and unique dwellings.

Apartment 10, located on the upper floor of The Manor, provides an unparalleled living experience. Expertly designed and meticulously presented, each room is spacious and adorned with its own distinctive style and charm. From elegant period fireplaces to intricately crafted leaded light windows, every detail reflects the highest standards of craftsmanship and taste, offering a truly exceptional home environment.

The apartment also has access to the fabulous 8 acres of communal grounds, Japanese themed garden, and walks. The vendor also has a garage and is considered that this may be available by separate negotiation

With the benefit of a Calor gas heating system in detail the accommodation includes:

## **Second Floor**

### **Entrance Hall**

A fabulous entrance to a stunning apartment with and entrance door, natural wood floor, leaded light window to the rear, double radiator, central heating thermostat, recessed ceiling spotlights, double doors to a built in storage cupboard housing a gas fired boiler and pressurised hot water cylinder.

### **Sitting Room 6.17m (20'3") x 4.83m (15'10")**

Of gracious proportions with an impressive fireplace with green tiled inserts and hearth, wooden surround, half height alcove storage cupboards, large leaded light window, two double radiators, natural wood flooring, two wall lights.



## Second Floor



Total area: approx. 127.8 sq. metres (1375.8 sq. feet)



### **Kitchen/Dining Room 6.16m (20'3") max x 3.65m (12')**

A stunning refitted kitchen fitted with a matching range of base and eye level units with Quartz worktop space over comprising of a sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge, freezer, dishwasher and washing machine/dryer, fitted electric oven, four ring induction hob with extractor hood over, built in microwave, leaded light window to the side and rear, period fireplace with cast iron grate, green insert and ornate surround, double radiator, natural wood flooring, recessed ceiling spotlights.

### **Bedroom 1 6.16m (20'3") x 4.83m (15'10")**

An impressive master bedroom with leaded light window, period fireplace with a cast iron grate, green tiled inserts and ornate surround, double radiator, natural wood flooring, two wall lights, door to:

### **En-suite Bathroom**

Fitted with a four piece suite comprising of a roll top bath with shower attachment, wash hand basin, shower enclosure, low-level WC, tiled walls, extractor fan, shaver point, leaded light window, heated towel rail, tiled flooring, recessed ceiling spotlights.

### **Inner Hall**

### **Shower Room**

Fitted with a three piece suite comprising of a shower enclosure, wash hand basin with mixer tap, low-level, extractor fan, shaver point, tiled walls, leaded light window, heated towel rail, tiled flooring, recessed ceiling spotlights.

### **Bedroom 2 3.86m (12'8") x 3.47m (11'5")**

With a leaded light window, double radiator, natural wood flooring, recessed ceiling spotlights.

### **Outside**

The 8 acres of gardens, both formal and informal are for the use of the residents and consist of open lawns and a themed Japanese garden with water feature. Apartment 9 has the benefit of two reserved parking spaces.

### **Tenure**

The property is leasehold but the leaseholders own shares in the freehold management company. The lease is held on the residue of a 175 year lease granted in 2006. There is a service charge currently of £3,155.16 per six months that covers the upkeep of the Manor, communal gardens, buildings insurance etc. Each property has 1 share in the resident's company. Superfast broadband is available.

### **Services**

Mains water, drainage and electricity are connected. Gas is via a communal Calor gas supply.

The property is not in an conservation area but is Grade II listed. The property is in a low flood risk area.

**Council Tax Band:** D West Suffolk District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. PBS





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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