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Residential sales, lettings & management



## 9 The Manor, Herringswell 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: £450,000





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 9 is situated on the upper floor of the Manor and offers a truly unique home to live in. Tastefully presented throughout and fitted to the highest of standards the rooms are all generous in size yet boast their own design and character, from exposed beams to leaded light windows.

The Kitchen was designed and supplied by John Lewis of Hungerford with Neff appliances and the cabinetry in the Sitting room and master bedroom built by Neville Johnson. In addition, the gas fired heating is controlled by a state of the art Honeywell wireless system, there is a CAT 5 network cable system and the property has a water softener fitted. For extra storage this apartment also has its own lockable room in the basement, large enough for extra fridge/freezer capacity and wine!

The apartment also has access to the fabulous 8 acres of communal grounds, Japanese themed garden, and walks. The vendor also rents form the freeholders a garage and is considered that this may be transferable.

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

### **Communal Entrance**

Accessed via the rear of the building and with an entry phone system. Stairs to the apartment and also stairs to the basement.

### **Second Floor**

Communal landing serving just two apartments.

### **Apartment 9**

#### **Entrance Hall**

A split level hall running the length of the property with a door to the private balcony, double radiator and cupboard housing the heating system and water softener.

#### **Kitchen/Breakfast Room** 4.42m (14'6") x 3.46m (11'4")

A John Lewis of Hungerford kitchen consisting of a range of cupboards and drawers with Silestone worktop space over, wall cabinets with under cabinet lighting and open shelving, butler sink with single drainer, mixer tap incorporating a drinking tap and tiled splashbacks, integrated fridge/freezer, slimline dishwasher and washing machine, eye level electric oven, four ring ceramic hob with extractor hood over, built-in microwave, fitted pantry style cupboard, leaded light window to the side, double radiator, cork tiled floor, recessed ceiling spotlights.

#### **Sitting/Dining Room with Study Area** 8.60m (28'3") x 8.47m (27'9") maximum dimensions

A unique room split into three zones with painted beams and panelled ceilings, built in cabinetry by Neville Johnson, three skylights, two windows, two double radiators, wooden flooring.

#### **Bedroom 1** 6.07m (19'11") max x 4.13m (13'7")

A fabulous room with painted beams, sloping ceilings two skylight windows, two double radiators, built in wardrobe by Neville Johnson, door to:

#### **En-suite Bathroom**

Fitted with three piece suite comprising of a bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, shaver point, skylight, heated towel rail, tiled flooring.



**Bedroom 2** 4.57m (15') x 3.38m (11'1")

With a period cast iron fireplace, leaded light window to the side, double radiator, built in wardrobe.

**Shower Room**

Fitted with three suite comprising of a shower area with glass screen, wash hand basin with mixer tap, tiled splashback and shaver point, low-level WC, extractor fan, heated towel rail, tiled flooring, recessed ceiling spotlights.

**Private Balcony**

Approached via the hallway this apartment has its own balcony providing enough space for a sitting area or small table and chairs and pot plants. The area is decked which we understand will be replaced by new decking in the coming months.

**Basement Room** 3.18m (10' 5") x 1.67m (5' 5")

With light and power and a range of wall shelving.

**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**

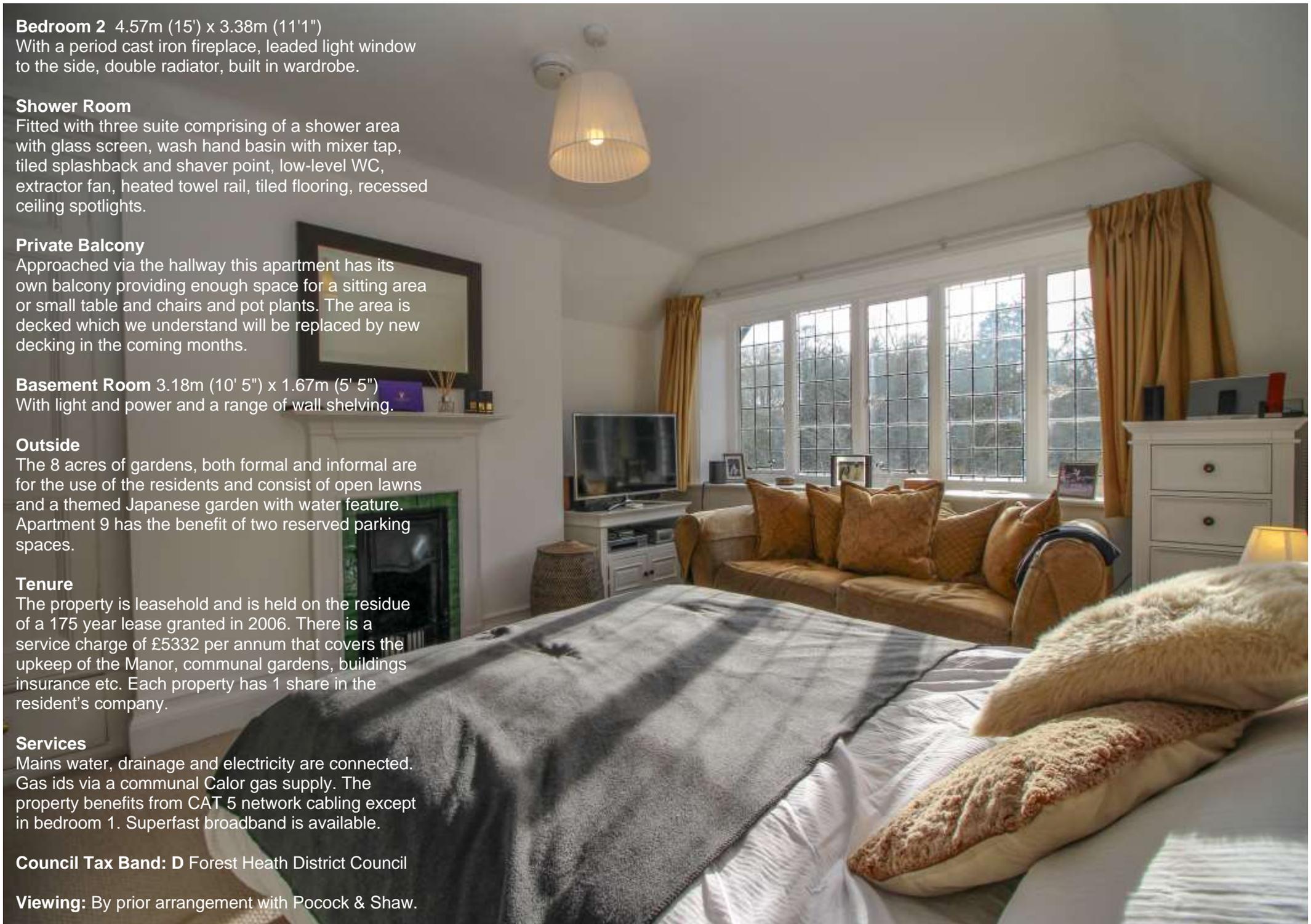
The property is leasehold and is held on the residue of a 175 year lease granted in 2006. There is a service charge of £5332 per annum that covers the upkeep of the Manor, communal gardens, buildings insurance etc. Each property has 1 share in the resident's company.

**Services**

Mains water, drainage and electricity are connected. Gas is via a communal Calor gas supply. The property benefits from CAT 5 network cabling except in bedroom 1. Superfast broadband is available.

**Council Tax Band:** D Forest Heath District Council

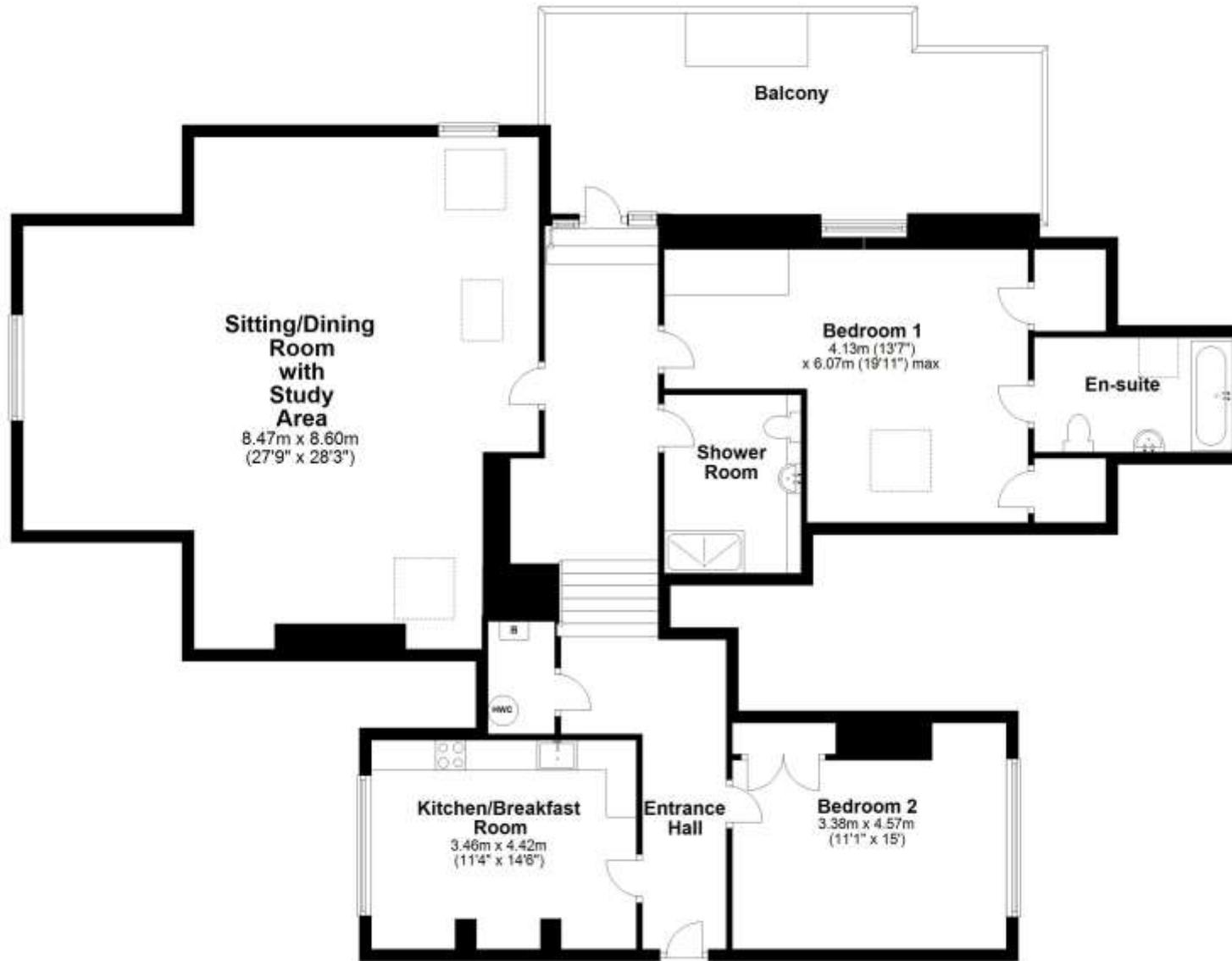
**Viewing:** By prior arrangement with Pocock & Shaw.







**Second Floor**  
Approx. 160.9 sq. metres (1731.9 sq. feet)



Total area: approx. 160.9 sq. metres (1731.9 sq. feet)

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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