



Handsome country house

Horringer House, Horringer, Bury St Edmunds, IP29 5SW

Freehold





Views over surrounding parkland

8 bedrooms • 4 bath/shower rooms • 4 reception rooms • Kitchen/breakfast room • Boot room, utility and tack room • 1 bed annexe • Range of outbuildings • Car port
Mature gardens and parkland • About 30 acres

Location

Horringer is an attractive village just over two miles from the centre of the historic town of Bury St Edmunds, a popular market town which offers excellent shopping and recreational facilities including the restored Theatre Royal, Abbey Gardens & Art Gallery. The village is also home to the National Trust property Ickworth House and Park providing a wealth of history, art, wonderful walks and bike trails.

The town has convenient communications being just off the A14 with ready connections to the west for Newmarket, Cambridge and to the east for Stowmarket with its direct line to London's Liverpool Street Station. Sporting amenities include racing at Newmarket

and local point to points. There is golf at Worlington, Flempton Stowmarket and Bury St Edmunds.

The Property

Horringer House is a fine example of a Grade II Listed country residence, just three miles from the historic town of Bury St Edmunds and within walking distance of the grounds of Ickworth Park.

The house enjoys 18th century origins with considerable early 19th century alterations, including a unique four storey tower constructed in 1850 in the Italianate style.

The original house boasts mellow red brick, large sash casement windows with working shutters and dentil cornicing befitting of the era of build.





Of particular note is the played two-storey bay along the south elevation, offering spectacular views from the top bedroom.

The accommodation is laid out over four floors and affords five reception rooms, a grand entrance hall with flag stone flooring and cantilevered staircase leading to the galleried landing. The central AGA kitchen/breakfast room is well equipped with a matching range of base and wall mounted units, with marble work tops over. An island unit provides further work space and storage. From the kitchen access is given to a lower ground floor utility and wash room as well as a tack room and additional store rooms.

The property has been renovated in the last decade and now presents to a high standard whilst still retaining the original marble fireplaces, ornate décor and delicate plaster work throughout.

The Annexe

The annexe enjoys independent access providing an idyllic space for guest accommodation or short-term residential lets. Accessed initially by a door from the kitchen/breakfast room of the main house, which in turn leads to an internal hallway, walk-in boot room and a secured door leading to the courtyard. The accommodation provides a bedroom with en suite, kitchen/breakfast room and sitting room.

Outside

The property enjoys access via an in and out driveway bisecting two separate parts of the grounds to the house, both of which follow the sweeping pea shingle drive to the central courtyard around which the residence and various outbuildings are set which include; garage, log store, stable block, carport and further store rooms.

The grounds are tastefully divided comprising a formal lawn to the west, a substantial water garden to the south-west and complimented by a maturing kitchen garden set within the walled grounds.

To the east of the residence is the majority of the parkland as well as two individually fenced paddocks.

Paths meander further throughout the woodland which comprises many fine trees including Oak and Beech.

In all about 30.6 acres.

General Remarks

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Tenure

Freehold with vacant possession upon completion. Note the property is held on three separate titles.

Local Authority

West Suffolk District Council
Council Tax Band - H













Annexe



Annexe



Annexe



Annexe





**Horringer House, Chevington Road, Horringer,
Bury St Edmunds, IP29 5SW**



savills

savills.co.uk

Katy Stephenson

Savills Ipswich

01473 234800

kstephenson@savills.com

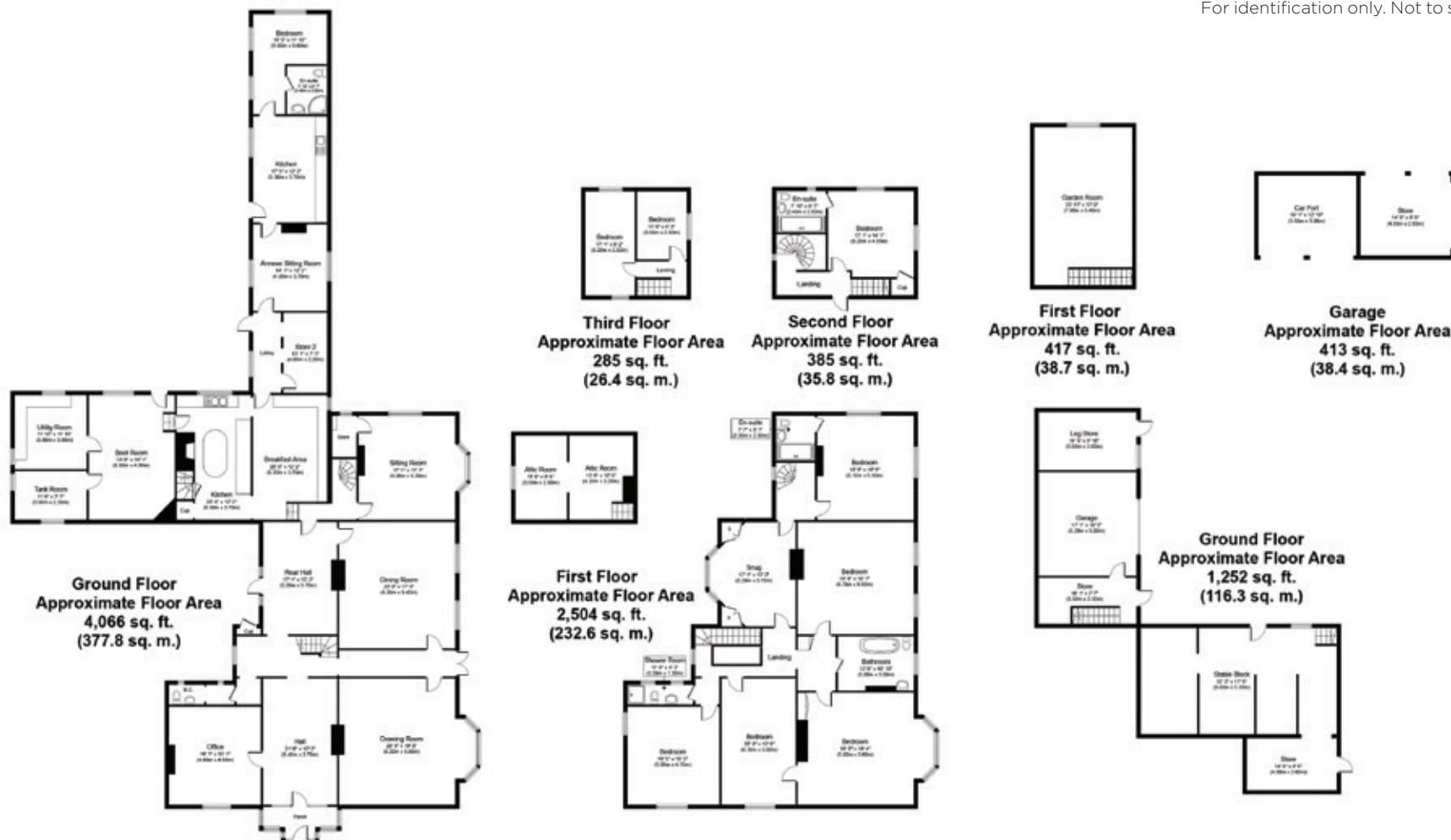
Lewis Wingate

David Burr Bury St Edmunds

01284 725525

lewis@davidburr.co.uk

For identification only. Not to scale. © 23/05/22 KS



Important notice Savills, its clients and any joint agents give notice that 1: They 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. They assume no responsibility for any statement that may be made in these particulars. 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, photographs 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

