



The Coach House, Herringswell Manor

Pocock + Shaw

The Coach House, Herringswell
Manor
Herringswell
Bury St. Edmunds
IP28 6SH

An impressive 3 bedroom property situated in beautiful parkland gardens, featured around a Japanese theme. Large open plan living & Dining room, Kitchen with integrated appliances, 3 bedrooms and a private courtyard garden, 2 Parking spaces. Early viewing of this unique property is highly recommended.

Guide Price £415,000



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Herringswell is an attractive small village set in the 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 in 1901. It is approached via a tree lined driveway with electronic gates leading to the main complex. Herringswell Manor was developed by the City & Country Group who specialise in converting and restoring historic and unique dwellings. They have created a stunning development set within 8 acres of parkland.

The Coach Houses have been converted from the estate's original stable building and comprises 1 three storey and 2 two storey family homes of traditional layout.

This imposing grade II listed coach house conversion is arranged over three floors and offers a wealth of period charm and character

including high ceilings and exposed beams. The rooms are of an exceptional size, providing a high degree of light yet combining with every day modern living convenience.

Boasting a quality finish and high specification throughout, this delightful property comprises entrance hall with full height stairwell, fully integrated kitchen and capacious living/dining room to the ground floor. The master suite is located to the first floor which also houses an additional bedroom and elegant bathroom. Upon the upper floor is a further vaulted bedroom with ensuite bathroom. Approached via gated access to meandering driveway the property also enjoys a private garden and parking for two vehicles.

ENTRANCE HALL A light and spacious hallway creating a warm and welcoming entrance with tiled flooring and stairs rising to the first floor with large storage cupboard incorporating plumbing for utilities, water tank and boiler.

SITTING/DINING ROOM

Located in a space once used as the main Coach House, still displaying the original style doors on the outside but as windows from inside, this generous living space features solid oak flooring and the high ceilings that offer an opulent feel whilst the dual aspect windows allow an abundance of natural light into the room, the door leads to the private rear courtyard perfect for al fresco dining.

KITCHEN

Enjoying delightful views over the green to the front of the property, this well-equipped kitchen has been fitted with a range of modern wall and floor units under worktops with integrated appliances including fridge freezer,

microwave, dishwasher, 4 ring gas hob with oven and grill.

First Floor

LANDING A light and airy space enjoying high ceilings and featuring a large linen cupboard as well a useful storage cupboard in place under the stairs.

BEDROOM 2

A generous bedroom enjoying stunning views over the front aspect and featuring a tastefully tiled En-suite fitted with a white suite comprising WC, wash basin and shower cubicle.

BEDROOM 3

A double bedroom, enjoying views over the rear aspect.

FAMILY BATHROOM

Fitted with a modern suite comprising WC, wash basin and bath with shower attachment.

Second Floor

PRINCIPLE SUITE

This magnificent room is situated beneath the original Bell Tower. The room features vaulted ceilings with exposed timbers and oak flooring. The tastefully tiled En-suite is fitted with a modern suite comprising WC, wash basin and bath with shower attachment.

Outside

The Manor is approached by a quiet country lane with an electronic security gate opening to the principal driveway leading to the various residential developments within the complex. There is a gravelled parking area with two

allocated parking spaces. A garage can be included from the management company.

The 8 acres of mature parklands surrounding the house provides seclusion and tranquillity and are landscaped and very well maintained with established trees, shrubs and flower beds. The Coach House itself enjoys a private courtyard enclosed by low level hedges with a picket gate affording views and access to the beautifully landscaped communal grounds including a Japanese Garden with hard and soft landscape elements including gravel paths, feature rockeries, ornamental pond, re-planting with traditional species (including bamboo, acers, magnolias), Japanese style benches, stone lanterns, bamboo wing fences. Further a foot is a wildflower meadow and woodland walks etc for residents to enjoy.

Directions: Travelling on the A11 Northbound take the exit towards Fordham and Kentford, turn right onto the B1085 towards Kentford. Remain on Dane Hill Road, at the crossroads go straight over signed to Herringswell and after 0.7 miles turn left at the War Memorial. Continue approximately 1/2 a mile and the gates to Herringswell Manor can be found on the left-hand side.

This property is owned by a member of staff at Pocock + Shaw

Tenure - Freehold

Service Charge - To Be Confirmed

Services

Mains water and LPG gas, drainage and electricity are connected.

Council Tax Band: F - West Suffolk District Council.

The property is not in a conservation area and has a very low flood risk.

Viewing: Strictly by prior arrangement with Pocock & Shaw



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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

