



The Coach House, Herringswell Manor

Pocock + Shaw

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

An impressive Edwardian coach house conversion with an abundance of character and set in 8 acres of delightful landscaped grounds surrounding the historic Herringswell Manor. Arranged over three floors it includes an exceptional open plan living room and dining area with high ceilings and oak flooring and a refurbished fitted kitchen. The first and second floor accommodation comprises two bedrooms, an ensuite shower room and family bathroom and an attractive principle bedroom and bathroom on the top floor with character beams and sloping ceilings. Outside the property benefits from access to the beautifully maintained Japanese themed gardens.

Guide Price £425,000



Entrance hall with a stone tiled flooring, stairs leading to the first floor, under stair cupboard.

Living room/dining room an exceptional double aspect room with solid oak flooring and high ceilings, feature stained glass windows and a glazed door leading to the rear courtyard and gardens.

Kitchen newly refurbished with contemporary shaker style base and wall mounted units, inset 2 bowl sink, integrated stainless steel oven and grill with 4 burner gas hob, stainless steel splash backs and extractor hood over, integrated fridge, freezer, dishwasher and microwave, slate tiled flooring.

First floor

Landing with a large walk in linen cupboard.

Bathroom with a modern suite comprising a bath with mixer tap and shower attachment, hand basin and low level WC, tiled flooring and part tiled walls.

Inner landing with stairs leading to the second floor.

Bedroom 2 with a built in storage cupboards.

Ensuite shower room () with a large walk in shower cubicle, hand basin and low level WC, slate tiled flooring and part tiled walls, part sloping ceilings.

Bedroom 3 with windows to the rear aspect.

Second floor, Bedroom 1 a delightful double aspect character room with sloping ceilings and exposed beams, solid oak wood flooring.

Ensuite bathroom with a bath with mixer tap and shower attachment, hand basin and low level WC, tiled flooring and part tiled walls, sloping ceilings.

Outside The Coach House is located in the north west corner of the Herringswell Manor estate with shrub borders to the front and an attractive aspect overlooking an open green space.

To the rear of the property is a private courtyard with paving and raised decking, established planting and a gate leading to the communal Zen gardens.

The entrance to the Herringswell Manor grounds is via a secure access with wrought iron gates leading through a tree lined approach into the complex. The delightful communal grounds benefit from extensive mature specimen trees and a Japanese Garden with hard and soft landscape elements including gravel paths, feature rockeries, planted with traditional species (including bamboo, acers, magnolias), Japanese style benches, stone lanterns and bamboo wing fences. A 'Circular Walk' to the perimeter is roughly 1km taking in the woodland and path from The Manor past The Lodges, The Temple and into the Japanese garden.

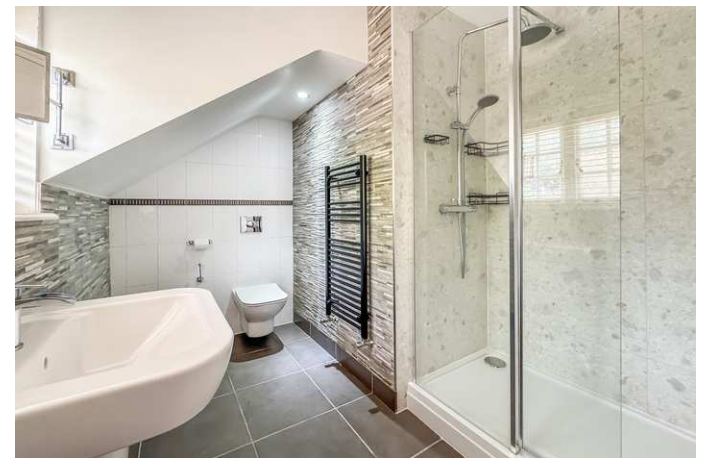
Agent's note The vendor is connected to a Pocock + Shaw employee.

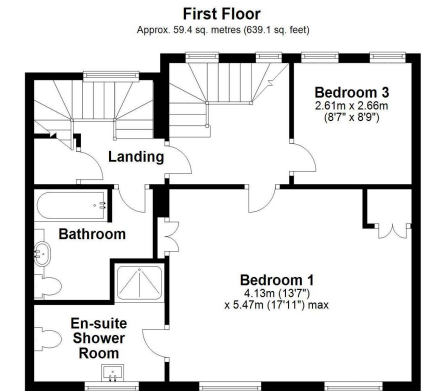
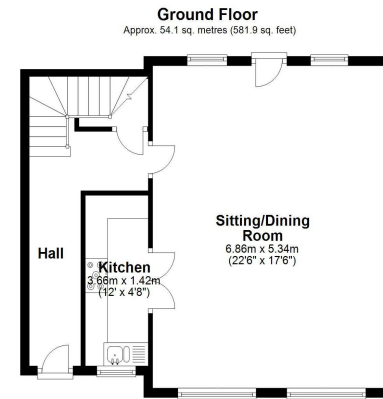
Tenure The property is freehold.

Services Mains water, drainage and electricity are connected. The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Fibre internet connection is available. Mobile phone coverage by the four major carriers available.

Council Tax F West Suffolk District Council

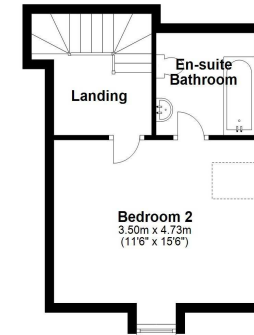
Viewing By Arrangement with Pocock + Shaw PBS





Ground Floor
Approx. 54.1 sq. metres (581.9 sq. feet)

Second Floor
Approx. 28.4 sq. metres (305.6 sq. feet)



First Floor
Approx. 59.4 sq. metres (639.1 sq. feet)

Plot area approx. 10.1 sq. metres (108.1 sq. feet)

Total area: approx. 141.8 sq. metres
(1526.7 sq. feet)



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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