



Mansard House, Bardwell, Bury St Edmunds, Suffolk



An elegant, yet cosy period property set in the village of Bardwell with **exceptional landscaped gardens.**

Summary of accommodation

Open-plan kitchen/dining room | Snug | Drawing room | Sitting room | Playroom | Utility room | WC

Principal suite with dressing room and bathroom | Four further bedrooms | Bathroom | Shower room

Garage/workshop | Annexe

Walled garden and greenhouse | Gardens and grounds

Mineral swimming pool

In all about 2 acres

Distances

Bury St Edmunds 9.8 miles, Cambridge 37 miles, Norwich 38 miles, Coast 40 miles

(All distances are approximate)



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Situation

Set in the pretty village of Bardwell, Mansard House enjoys a peaceful setting surrounded by the Suffolk countryside. Bardwell is a quaint village with local amenities including a post office, a traditional pub, and a primary school.

The nearby market town of Bury St Edmunds is recognised for its history, beautiful outside spaces and great mix of independent and high street shops and for being Suffolk's Foodie Town with its fantastic eateries. The famous racing centre of Newmarket is approximately 20 miles away and the city of Cambridge is 37 miles via the A14, providing excellent shopping, recreational, cultural and educational facilities. London is easily accessible via the M11 and there is a fast train to King's Cross (47 minutes) from Cambridge or to London Liverpool Street from Stowmarket (80 minutes).

Education: There are numerous good schools in the area in both the public and private sector. Notably, Culford School, Debenham High School, Old Buckenham Hall, Ipswich School and Ipswich High School. Further afield in Cambridge The Leys School and The University of Cambridge.

Activities: Racing can be found in Newmarket, Wyken Vineyards offers an array of activities including restaurants, country store and farmers' market. Thetford Forest is also nearby for walks and activities.





Dining: Pea Porridge, Maison Bleue, The Weeping Willow, 1921 and The Angel Eaterie, Tuddenham Mill, The Packhorse Inn, The White Horse, The Leaping Hare Restaurant at Wyken Vineyards.

Mansard House

Mansard House is a stunning Grade II listed, 17th century 5 bedroom house. The house features traditional elements, such as the distinctive mansard-roof façade which was added in the 18th century, original beams and fireplaces, alongside contemporary touches that enhance modern day family living.

The ground floor comprises a spacious open-plan kitchen and dining area with aga and large island, perfect for entertaining, while the snug, drawing room, and sitting room are cosy rooms with open fireplaces. The formal reception rooms combine traditional features of the farmhouse and period home. A playroom/gym, utility room, pantry and WC add to the functional aspects of the home.

Upstairs, the principal suite boasts a dressing room and a luxurious bathroom. Four additional bedrooms, a family bathroom, and a shower room provide ample accommodation for family and guests.



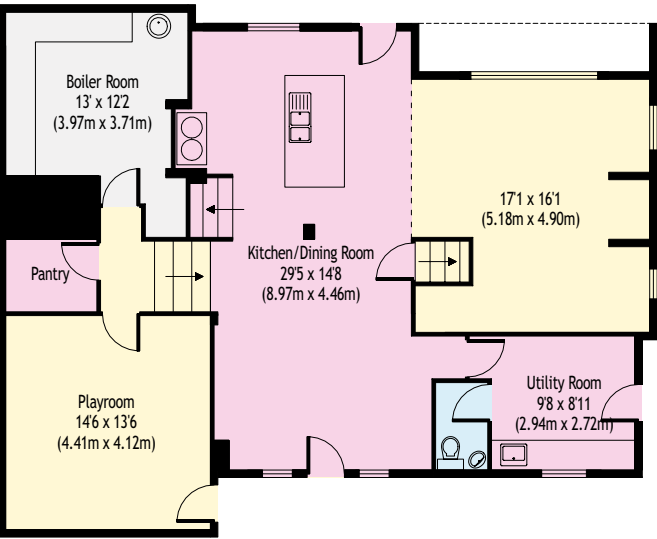
Approximate Gross Internal Floor Area

3368 Sq ft / 312 Sq M

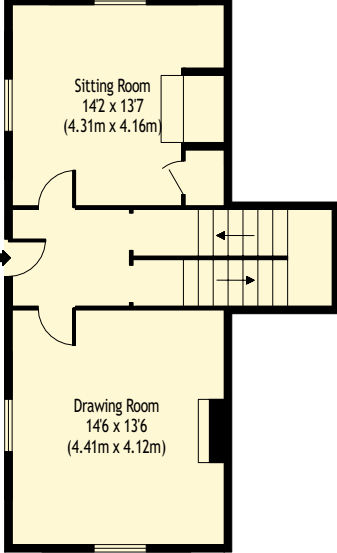
Annexe - 689 Sq ft / 64 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

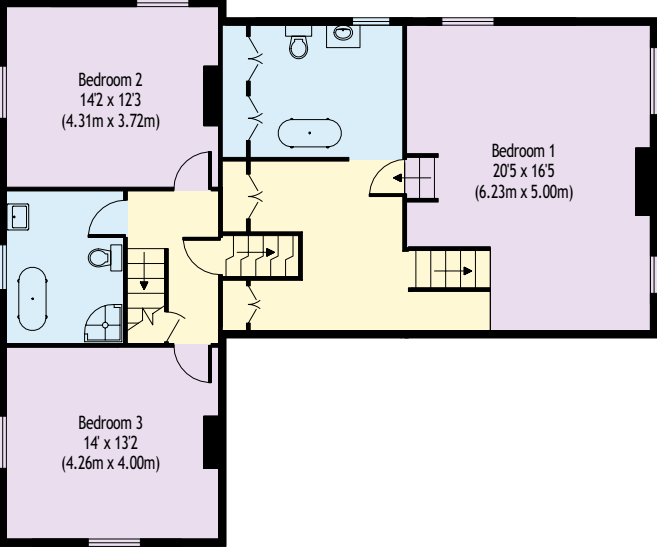
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



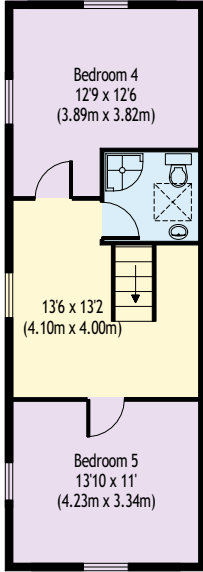
Lower Ground Floor



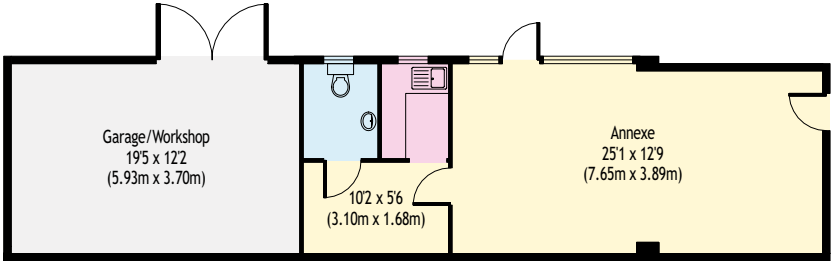
Ground Floor



First Floor



Second Floor



Outbuildings



Outbuildings

The property includes a garage/workshop and an annexe, providing additional storage and living space. The annexe could serve as guest accommodation or a home office, with full insulation and underfloor heating.

Garden

The grounds extend to approximately 2 acres and were transformed by the present owner Tom Hoblyn, four-time Chelsea gold medallist from a field deep in brambles to a spectacular garden that was featured on Gardener’s World TV and in Country Life and House and Garden magazines for its naturalistic qualities. The garden is a mix of formal planting, with many unusual and rare plant species, and naturalistic woodland. Despite its impressive design and variety, the garden has been thoughtfully created to be relatively low maintenance.

The formal areas near the house include a 19th century walled garden with an impressive Alitex greenhouse and distinctive crinkle-crankle wall. The garden contains a fruit tree collection of cordons, espaliers, and fan-trained specimens organised into sections with low box hedging and a long ironwork allée clad with climbers.



The Mediterranean gravel garden at the front of the house contains plants collected in the Mediterranean by Tom over the last 22 years. The formal lawn area features a mineral swimming pool that overlooks the landscape via a Ha-ha, flanked with a collection of Benton irises and peonies, which overlooks a surrounding wetland wildflower meadow that gently slopes to the West where wildflower meadows and ponds create a calming environment before flowing into woodland flanked by two streams that flow into the Black Bourn. The garden has been designed to survive on the edge, require less maintenance, and cope with a changing climate—perfect for gardening enthusiasts who appreciate biodiversity and naturalistic planting.

General remarks and stipulations

METHOD OF SALE: The property is offered for sale freehold as a whole with vacant possession by private treaty.

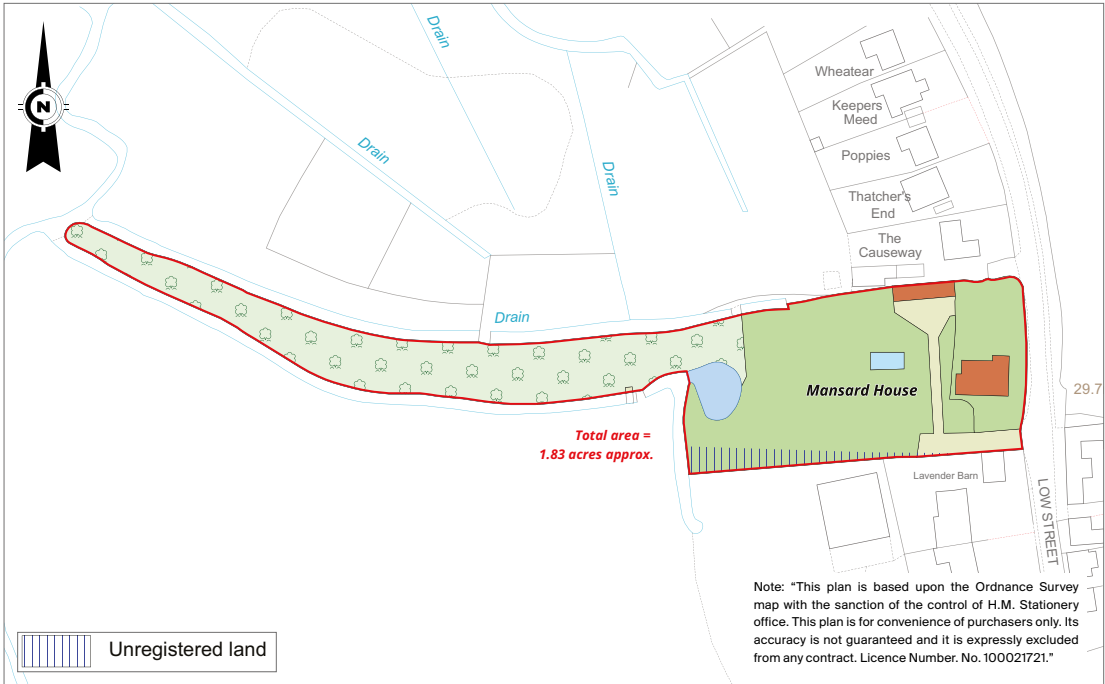
EASEMENTS, WAYLEAVES AND RIGHTS OF WAY: The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are no footpaths across the property.

SERVICES: Mains water, electricity, natural gas central heating with mains drainage.

FIXTURES AND FITTINGS: All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including curtains, light fittings, free standing domestic and electric items, statues and garden ornaments and garden machinery.

EPC RATING: E

PLANS, AREAS AND SCHEDULES: These are based on the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



VAT: Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

LOCAL AUTHORITY: Mid Suffolk District Council.

COUNCIL TAX: Band G.

POSTCODE: IP31 1AR

VIEWINGS: All viewings are strictly by appointment with the Vendor's agents.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated March 2025. Photographs and videos dated 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

