



DAVID
BURR

**Manzold House,
Little Saxham,
Bury St. Edmunds, Suffolk.**



Manzold House, Little Saxham, Bury St. Edmunds, Suffolk.

Little Saxham offers a rural setting within easy reach of Bury St Edmunds, combining village surroundings with convenient access to the town. Manzold House's substantial gardens and parkland-style grounds complement its location, providing an appealing setting for a country home.

- Substantial detached home offering scope for enlargement and re-development (STPP).
- Approx. 3,400 square feet.
- Approx. 1.3 acres.
- Sweeping driveway.
- Mature setting.
- Requiring modernisation.
- Easy reach of Bury St Edmunds.
- Drawing room, sitting room and dining room.
- Kitchen & utility room.
- Highly sought after village address.

A substantial detached home set within approximately 1.3 acres of gardens and parkland-style grounds, offering considerable potential within easy reach of Bury St Edmunds.



THE PROPERTY

Manzold House is a substantial detached property occupying an impressive setting in Little Saxham, with approximately **1.3 acres** of gardens and parkland-style grounds. Extending to **approximately 3,400 square feet**, including the double garage and large garden room, the property combines generous accommodation with considerable potential for modernisation. There is also scope for enlargement, subject to the necessary permissions, providing an opportunity to create an individual home within easy reach of Bury St Edmunds.

The existing accommodation offers a versatile arrangement, with four bedrooms and a choice of reception spaces suited to both everyday family life and entertaining. A drawing room, sitting room and separate dining room provide flexibility, allowing purchasers to retain distinct living areas or consider adapting the layout to suit their own requirements. The proportions and range of rooms offer an excellent starting point for those wishing to undertake a programme of improvement.

The kitchen is complemented by a separate utility room, whilst the large garden room provides additional space with potential for a variety of uses.

Outside, a large sweeping driveway creates an attractive approach to the house and is a notable feature of the setting. The grounds extend to approximately 1.3 acres and combine formal lawns with parkland-style areas, providing a sense of space and a substantial backdrop to the accommodation. There is ample room for outdoor entertaining, recreation and gardening, with scope for a purchaser to develop the landscaping further according to their preferences.

Whilst requiring modernisation, Manzold House offers an appealing combination of substantial existing accommodation, generous grounds and future potential. Whether approached as a refurbishment of the present house or a more extensive project incorporating enlargement, subject to permissions, it presents an opportunity to establish a distinctive home in a rural setting.

POSTCODE: IP29 5LD

WHAT3WORDS: ///handicaps.snooze.throats

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX: Band G – West Suffolk Council.

IMPORTANT AGENTS NOTES: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

VIEWING: Strictly by prior appointment only through DAVID BURR – (01284) 725525.

SERVICES: Main water and electricity are connected. Oil fired heating. Private drainage (Septic tank). **NOTE:** None of these services have been tested by the agent.



Material Information

SERVICES: Main water and electricity are connected. Oil fired heating. Private drainage (Septic tank) **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

Council Tax Band: G

EPC RATING:

PROPERTY POSTCODE: IP29 5LD

TENURE: Freehold

CONSTRUCTION TYPE: Brick

COMMUNICATION SERVICES: **Broadband Speed:** Up to Mbps (source Ofcom).

Mobile Coverage: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: Not known

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: Not known

ASBESTOS/CLADDING: Not known

RESTRICTIONS ON USE OR COVENANTS: Not known

FLOOD RISK: Not known

ACCESSIBILITY ADAPTIONS: Not known

WHAT3WORDS: ///handicaps.snooze.throats

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

AGENT NOTE: This is an executor sale, and our client has been unable to answer some questions within the property questionnaire, therefore some information is unknown.

Manzold House, Little Saxham, Bury St. Edmunds, IP29



Approximate Area = 2399 sq ft / 222.8 sq m

Garage = 426 sq ft / 39.5 sq m

Outbuilding = 583 sq ft / 54.1 sq m

Total = 3408 sq ft / 316.4 sq m

For identification only - Not to scale



