



**6 The Manor,  
Herringswell**

**DAVID  
BURR**



# 6 The Manor, Herringswell, Bury St. Edmunds, IP28 6SH

The attractive village of Herringswell is set within picturesque Suffolk countryside between Newmarket and the historic market town of Bury St Edmunds. Offering a peaceful rural setting surrounded by open farmland and woodland, the village remains conveniently placed for access to a wide range of amenities, schools, shops and leisure facilities in the nearby towns.

Herringswell Manor is a substantial and very impressive manor house, built as a private home in 1901, which has been sympathetically converted to create a variety of luxury apartments standing within over 8 acres of beautifully landscaped grounds. This remarkable property benefits from a wealth of charming features, complemented by modern kitchens and bathrooms, and offers impressively proportioned living accommodation. The property presents a truly unique opportunity to acquire a luxurious apartment within a stunning manor house conversion. In all, about 8 acres.

## A stunning ground-floor apartment forming part of an impressive Manor House.

### Ground Floor

**ENTRANCE HALL** A spacious area with high ceilings, engineered oak flooring, and a window to the front aspect.

**SITTING / DINING ROOM** A stunning reception room filled with character, featuring six sliding sash windows to the rear aspect, high ceilings, oak-panelled storage cupboards, engineered oak flooring, and a remote-controlled gas feature fireplace.

**KITCHEN / BREAKFAST ROOM** Fitted with a range of wall and base units set under granite worktops with a 1½ bowl stainless steel sink inset. Integrated appliances include an oven and hob, dishwasher, washing machine, microwave, and under-counter fridge and freezer. Further features include a breakfast bar, painted brick walls, stone tiled flooring, and two sliding sash windows to the front aspect.

**MASTER BEDROOM** An extremely spacious double bedroom with a large storage cupboard housing the gas boiler, herringbone parquet flooring, and a fireplace with a log grate set upon a stone tiled hearth.

**EN SUITE** Comprising a walk-in double shower, WC, wash hand basin, heated towel rail, and part-tiled walls and flooring.

**BEDROOM 2** A bright double bedroom with high ceilings and sliding sash windows to the rear aspect.

**BATHROOM** Comprising a tiled panelled bath with shower attachment over, WC, wash hand basin, heated towel rail, and part-tiled walls and flooring.

### Outside

The property features a parking space directly adjacent to the front door and a separate visitor's space can be utilised. The communal 8-acre grounds are available for use by all in the development.

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**SERVICES** Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND D.** (£2,199.73 per annum)

**EPC E.**

**TENURE** Leasehold.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** dunes.carnage.intro

**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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 whatsoever 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.



# Ground Floor

Approx. 112.7 sq. metres (1212.7 sq. feet)



Total area: approx. 112.7 sq. metres (1212.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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