



**9, The Manor
Herringswell**

**DAVID
BURR**



9 The Manor, Herringswell, Suffolk, IP28 6SH.

Herringswell is a quiet village that boasts a village hall that hosts local events, the nearby towns of Mildenhall, Newmarket and Bury St Edmunds boast a variety of shops, restaurants and services and are not too far away. Herringswell is dominated by The Manor, a highly regarded private estate offering modern, luxury apartment living in surrounded by 8.4 acres of communal grounds. The Manor development is a sympathetic conversion of a Grade II listed manor house and estate buildings to include a wealth of period features.

A stunning 2nd floor apartment forming part of a highly desirable manor house set within 8 acres of landscaped gardens with excellent access to Bury St Edmunds and Newmarket. The property has been significantly updated in recent years to create a stylish and comfortable home incorporating Neville Johnson cabinetry and a John Lewis of Hungerford handmade kitchen with the added benefit of a secure basement storage area, single garage and access to the extensive parkland, grounds and oriental garden.

A stunning second floor apartment set within a historic manor house, surrounded by 8 acres of parkland.

Ground Floor

ENTRANCE: Via shared entrance hall with seating area and oak flooring with stairs rising to the second floor with access to apartments 9 and 10. The entrance hall features a large storage cupboard featuring the boiler serving radiators, water softener, pressurised water cylinder and door into the:

SITTING / DINING ROOM: A wonderful double aspect room enjoying a partly vaulted ceiling, exposed beams, Neville Johnson built in storage and views over the surrounding parkland.

KITCHEN/BREAKFAST ROOM: Tastefully fitted with a bespoke range of John Lewis of Hungerford shaker units under Silestone worktops with butler sink inset and built in pantry cupboard. Integrated appliances include fridge freezer, dishwasher, washer dryer, microwave and oven with a four-ring induction hob and there is space for a dining room table and views over the surrounding grounds.

BEDROOM ONE: A lovely light double aspect room with white washed beams, built in cupboards, black out blinds and bespoke Neville Johnson storage.

EN SUITE: Stylishly fitted with a white WC, wash basin and bath with shower attachment over and heated towel rail.

BEDROOM TWO: Another light and spacious room with a large window overlooking the grounds and attractive, decorative fireplace with cupboard to the side.

SHOWER ROOM: Tastefully fitted with a white WC, wash basin, tiled shower cubicle and a heated towel rail.

BASEMENT STORAGE: A useful secure room, with fitted shelving, light and power connected.

ROOF TERRACE: A delightful sun trap recently updated with new decking, providing a tranquil seating and dining area.

Outside

Herringswell Manor is approached by secure electronic gates leading down an impressive driveway to the main parking area for the manor house, where number 9 enjoys two allocated spaces with additional space in front of the **garage** to the rear of the property. The grounds are predominately parkland with large expanses of lawn surrounded by woodland backing onto open countryside, with a variety of private seating areas and landscaped gardens including the spectacular Japanese garden with meandering walkways and carp pond set amongst mature specimen trees and shrubs.

In all about 8 acres.

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EPC RATING: Band D.

LOCAL AUTHORITY: West Suffolk District Council

COUNCIL TAX BAND: G. (£2,098.82 p/a)

CONSTRUCTION TYPE: Brick Construction

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Ultrafast 220 Mbps download, up to.1000 Mbps

Phone Signal: Likely

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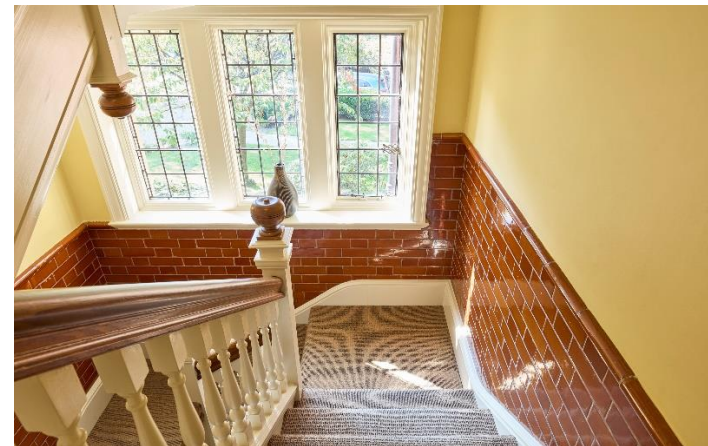
TENURE: Leasehold, 175 years from 2006. Ground rent approx. £250 p/a and service charge approx. £8,260 p/a including external building decoration, maintenance, gardening and landscaping, window cleaning and building insurance.

GARAGE: Leased annually for £850 + VAT, paid up till February 2025.

WHAT3WORDS: dunes.carriage.intro

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Cellar
Approximate Floor Area
71 sq. ft.
(6.6 sq. m.)

Second Floor
Approximate Floor Area
1,665 sq. ft.
(154.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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