



An exceptional townhouse right in the historic core

The Manor House, Honey Hill, Bury St Edmunds IP33 1RT

Freehold



Historic Grade I listed townhouse • Beautifully proportioned rooms many with ornate plaster ceilings • Superb entertaining spaces • Self-contained integral ground floor annexe flat • Delightful private gardens

Local information

• Bury St Edmunds is one of Suffolk's most significant and historic towns, famous for the Theatre Royal, the Cathedral and the beautiful Abbey Gardens in the historic centre. There is an excellent range of facilities, a full range of both multiple and independent retailers, Waitrose, Tesco and Asda superstores, Abbeygate cinema and a number of high quality restaurants, hotels and pubs.

• Local independent schools are available in the area and include the well-regarded Culford School (5 miles) and Old Buckenham Hall Prep School (11.6 miles).

• The Manor House is situated on Honey Hill opposite the site of the South gate of the Abbey Precinct into the former monastery (now the Abbey gardens) all of Bury's central amenities are within walking distance

• There is a regular train service from the town via Cambridge to London. There is also very easy access to the A14 just outside the town which provides direct access to Cambridge, only 26 miles to the West, Newmarket (The Home of English Racing) and, via the A11 and M11, to Stansted Airport, the M25 and Central London, approximately 75 miles away.

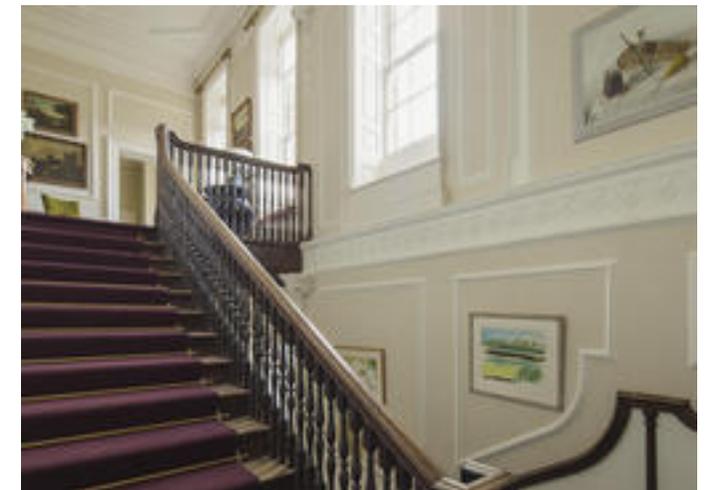
(all distances and times are approximate).

About this property

The Manor House is probably one of the finest historic townhouses in East Anglia. Described by Simon Jenkins in his book "England's Thousand Best Houses" as a "handsome early Georgian Mansion" and dating from around 1735 this Grade I listed gem contains some spectacular interiors and was returned to use as a private house in 2006 after a multi-million pound renovation which took place back in the 1990s when the building was used as a museum.

Built by John Hervey, The 1st Earl of Bristol for his second wife at a time when the great and the good of the county used to reside in their prominent townhouses for the Bury Season. Designed in a Palladian style by James (later Sir James) Burrough an eminent architect in the area who also designed the "New Building" at Peterhouse and Clare College Chapel in Cambridge and who ultimately became Master of Gonville & Caius College in 1754.

The house has been occupied as Judge's Lodgings, a prep-school in times past as well as in recent times the Bury St Edmunds Museum. The Museum was created in 1993 and the house restored at significant expense by the local authority only to be closed in 2006 when the property was converted by new owners in to a comfortable yet grand home. The current owners acquired the property in 2011.





Of particular note internally are the fine Georgian proportions of the main rooms which run across the front of the building in an enfilade. The spectacular entrance hall has a monumental fireplace with ornate pedimented surround and a triple arched arcade and leads through a central arch to the fine main staircase and a pair of tall French doors leading out in to the private gardens behind the house.

At first floor level is a large drawing room, formerly a ball room which has an enriched coffered ceiling and wide plank flooring. The kitchen has a tall vaulted ceiling and is top lit by a vast lantern. Featuring a large central island together with a sitting area with tall arched window and French doors to the garden. The house offers extensive accommodation for a family, is ideal for entertaining and provides plenty of space and flexibility for owners and their guests. In addition, at lower ground floor level within the south wing, is a one bedroom annexe flat which can be accessed via a separate entrance on Honey Hill. The accommodation is shown in greater detail in the attached floor plans.

Outside
The massive double entrance doors flanked by stone pillars and an arched pediment are reached up a flight of stone steps fronting Honey Hill. To either side a yew hedge runs along the façade. To the rear there is a Right of Way across private land which leads in to a gated parking area. The gardens have been beautifully laid out with formal beds, topiaried box hedging and

obelisks. Wide shingle paths cross centrally with lawned areas and a deep paved terrace along the rear elevation of the house.

There is a service area hidden behind mature hedging and external access to the plant room containing boilers etc.





Manor House, whilst one of England's imposing 18th century Town Houses, being largely on two floors it expands and contracts to meet a variety of family needs. Although imposing from the front, once inside the house provides gracious and practical living space. It might seem surprising that the present owners, downsizing from an impractical Tudor Country House, purchased Manor House to meet the needs of one partner who became severely disabled as a result of a stroke. The ground floor being essentially on one level affords extensive, spacious everyday living space with an usually large, airy kitchen, an elegant hall and a couple of beautiful rooms. With a short flight of shallow steps leading up to a bedroom/bathroom/ dressing room suite with a carer's bedroom and bathroom close at hand which proved invaluable. This floor opens directly on to the garden (with no steps) and is on the same level out to the car parking at the rear.

Contact:
James Barnett, Savills Cambridge
jbarnett@savills.com / +44 (0)
7967 555466

Tim Phillips, Savills Country
Department, London
tmphillips@savills.com / +44 (0)
7870 867218

Tenure
Freehold

Local Authority
West Suffolk Council: Council Tax
Band H

Viewing
Strictly by appointment with
Savills





Approximate Area Main House = 681.7 sq m / 7337 sq ft
 Annexe / Flat = 46.7 sq m / 503 sq ft
 Cellars = 64.4 sq m / 693 sq ft
 Plant Room = 14.5 sq m / 156 sq ft
 Total = 807.3 sq m / 8689 sq ft (Excluding Eaves Storage)
 For identification only. Not to scale.
 © Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 257048

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02027082 Job ID: 143859 User initials: 200716 VP