



Fine country house on the edge of Bury St Edmunds

Hardwick Manor, Bury St Edmunds Suffolk IP33 2RD

Freehold



Unlisted period house with superb period features • Exceptional panelled rooms • Stylish sympathetically designed extension • Beautiful parkland and mature arboretum • Walled garden

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, including a Debenhams department store, a full range of both multiple and independent retailers, Waitrose, Tesco and Asda superstores, a Cineworld multiplex 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 Prep School (11.6 miles).

• Hardwick Manor is situated on the south eastern edge of the town bordering the site of the West Suffolk Hospital and approximately 0.9 miles from the town centre.

• There is a regular train service from the town via Cambridge to London. There is also very easy access to the A14 just to the north of Westley 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

Hardwick Manor is a fine house dating from the early 20th century which occupies part of the site of the substantial Hardwick House estate which was broken up in the 1920s after the owner George Gery Milner-Gibson Cullum died without heir and the property passed to The Crown.

The current house sits on the site of the original gardener's cottage situated within one side of the large walled garden that forms an enclosed garden for the current house. Acquired in 1926 and enlarged at the time using many salvaged materials from the original Hardwick House mansion, the property occupies an exceptionally beautiful site in front of the mature arboretum and features a large number of magnificent trees. Beyond the house and the former walled garden is a large expanse of open pastureland which contains majestic Cedar and parkland trees giving this unusual and exceptional property one of the finest settings in the county.

The current owners acquired the house around 20 years ago and since that time have carried out many improvements including re-fitting bathrooms and the kitchen which features a two oven Aga with "Companion", a range of oak units with granite working surfaces and a separate pantry. In recent years a sympathetically designed extension was added to the southern end of the house and features a fabulous vaulted cathedral-like reception room





with delightful views over the walled garden. This connects to the rest of the accommodation via a raised dining area above which is a characterful study/guest bedroom with en suite bathroom accessed via a staircase.

The rest of the house contains well proportioned accommodation extending to 6,789 sq ft laid out over two main floors with an attic storey where there are four double bedrooms and a re-fitted bathroom in addition.

The house contains many period features which originated from Hardwick House including the oak staircase with carved finials, splat balusters and polished handrails. The drawing and dining rooms are complete panelled rooms which date back many hundreds of years and there are other areas which feature oak panelling, ledged and braced oak doors and oak mullioned and transomed windows with leaded lights.

The accommodation, which is shown in greater detail in the attached floor plans doesn't disappoint. The combination of an exceptional setting, high levels of privacy and a large block of land are unusual, particularly within such a short distance of the nearest Waitrose supermarket.

Hardwick Manor is accessed via Sharp Road at the end of which a metalled driveway enters the parkland. The parkland opens up in front of you as you proceed toward the house and the drive swings around to the left alongside a tall brick wall. At the top end of the drive are electric

wrought iron gates opening into the rear of the house with a raised circular feature pond to the far end.

The outbuildings are set to one side including a triple garage, a workshop, former generator house and log stores. To the other side of the house is the walled garden with a deep full width raised paved terrace along the rear elevation of the house below which are lawns and a pergola spanning the full width of the garden draped with climbing plants. Immediately outside the walled garden is a paddock currently laid as a wild flower meadow and a small barn. This area may offer potential (subject to planning) to be turned in to stables or an area to keep horses.

At the far end, accessed by a wide pathway are ornamental wrought iron gates which open into the Parkland which extends all the way to Horsecroft Road where there is an alternative access point, currently a five bar gate but which may offer the option of a new access crossing the park leading up to the house. Behind the house is an arboretum which was planted around 150 years ago and provides interesting private woodland walks through this part of the property. In all about 70 acres.

Tenure

Freehold

Local Authority

West Suffolk Council: Council Tax Band H

Viewing

Strictly by appointment with Savills

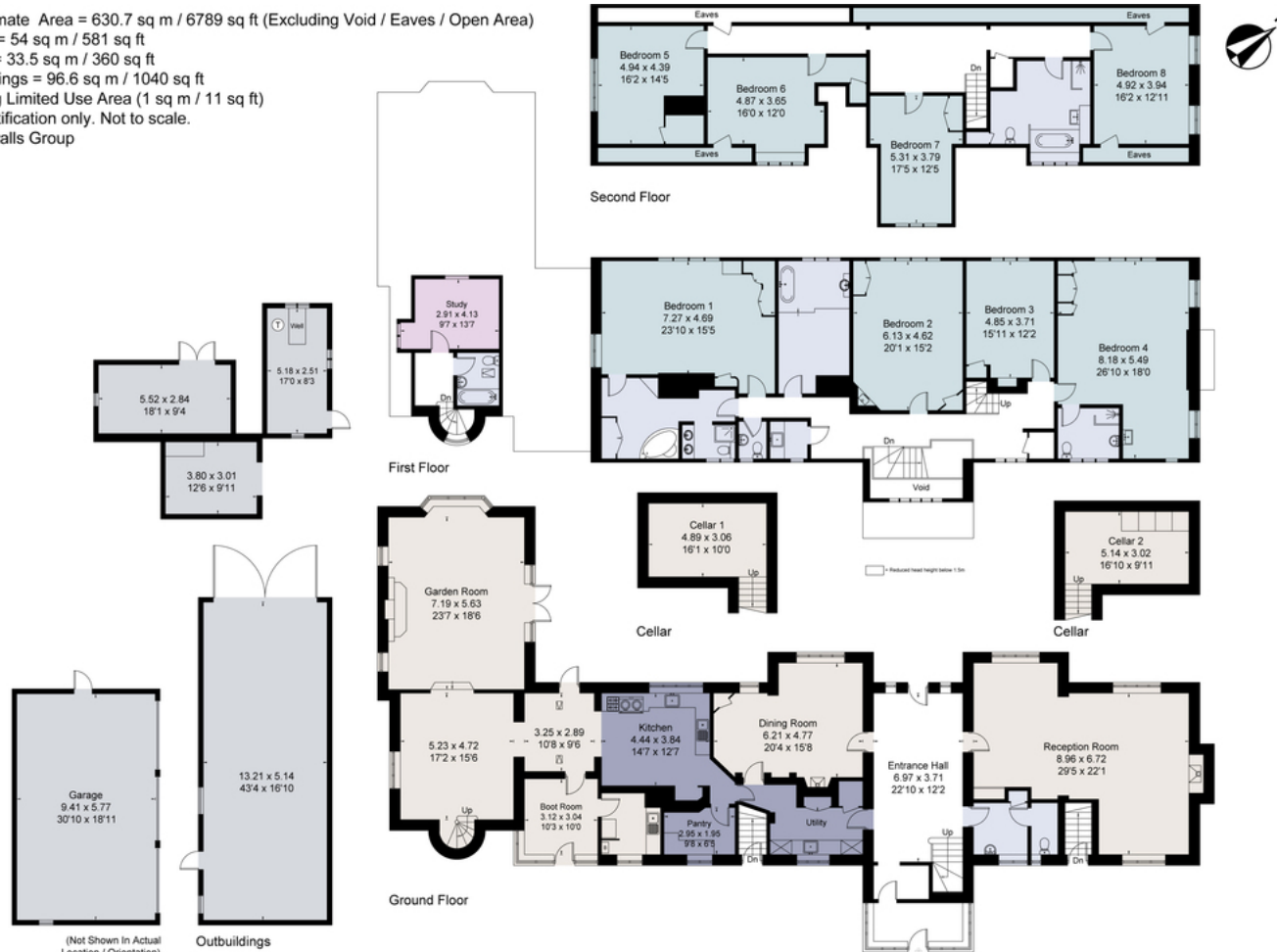








Approximate Area = 630.7 sq m / 6789 sq ft (Excluding Void / Eaves / Open Area)
 Garage = 54 sq m / 581 sq ft
 Cellars = 33.5 sq m / 360 sq ft
 Outbuildings = 96.6 sq m / 1040 sq ft
 Including Limited Use Area (1 sq m / 11 sq ft)
 For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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