



Substantial period house with traditional barn

Shrubland House, Sharps Lane, Horringer, Bury St Edmunds, Suffolk IP29 5PS

Freehold - No chain





7/9 bedrooms • 5 bath/shower rooms • 3 reception rooms • superb kitchen and orangery • traditional Suffolk barn & outbuildings • home office, gym & garaging • stunning formal gardens • About 2.2 acres

Local information

Horringer is an attractive village located just 2 miles from the centre of the Cathedral town of Bury St Edmunds benefiting from both village life and easy access into town. The village is home of Ickworth House and Park, a National Trust property providing a wealth of history, art and spectacular walking facilities. Bury St Edmunds town offers extensive facilities and amenities with exceptional transport links both via road (A14/M11) and local railway (services to Cambridge, Norwich and Ipswich with connections for London).

About this property

This stunning Grade II Listed country home is situated on the outskirts of one of Suffolk's finest villages. The property offers over 5,000 sq ft of living accommodation finished to an exceptional standard blending period features with bespoke modern and contemporary finishes.

GROUND FLOOR

PRINCIPAL HALLWAY: Featuring exposed timbers, high ceilings, wood panelling and stone flooring providing access to the principal rooms of the ground floor as well as stairs raising to the first floor. **DRAWING ROOM:** Exposed wood flooring and a substantial inglenook fireplace fitted with a multi-fuel log burner. The room is complete with internal floor to ceiling sash window looking through to the kitchen/breakfast room and

French doors leading to the front terrace. **KITCHEN/BREAKFAST ROOM:** Beautifully fitted with a bespoke range of units by Suffolk Handmade Kitchens finished with Quartz worktops and incorporating extensive storage with bespoke pantry cupboards and oversized pan drawers. High quality appliances include a Lacanche range with gas burners and simmer plate, integrated dishwasher and American fridge/freezer whilst the large central island features a breakfast bar with adjacent French doors opening to the garden. Open plan through to the: **ORANGERY:** bi-fold doors fully opening to the terrace and French doors leading to the hallway. **SITTING ROOM:** With quadruple aspect windows to front, rear and both sides overlooking the attractive and well established gardens and courtyards. The sitting room again centres around an inglenook fireplace with log burning stove and bread oven with cast iron door. Secondary stair case to first floor guest wing. **WEST HALL:** With external door and door to; **DINING ROOM:** Bay fronted windows leading to the sweeping gravel driveway, limestone fireplace and inbuilt drinks cabinet. **BUTLER'S PANTRY:** A range of matching wall and base units under oak worktops, dual inset butler sink with mixer tap over, oak shelving and window to front aspect. **EAST HALL:** With stone flooring, door to side entrance and door through to; **STUDY:** With sash



window to side aspect, Victorian fireplace, shelving and additional storage. BOOT ROOM: Providing hanging space and additional storage, in turn leading to: UTILITY: Red brick fireplace providing additional storage for white goods, a butler sink and matching wall and base units. Door to garage. CLOAKROOM: WC.

FIRST FLOOR

There are 3 bedrooms, dressing room and 2 bathrooms on the main first floor of the house currently designed as 2 luxurious suites. The guest wing has a further 3 bedrooms and bathroom.

SECOND FLOOR: 3 further bedrooms and 2 shower rooms.

OUTSIDE

The property is situated along a country lane approached by electric gates opening onto the gravel driveway in turn leading to an extensive parking area to the rear and the outbuildings. The gardens are a wonderful asset having been carefully designed and landscaped creating a parkland setting with large expanses of lawn surrounded by a wide variety of mature trees and shrubs. To the rear of the house is a Mediterranean garden with paved dining terraces flanked by box and lavender beds and borders leading to a sunken seating area and covered gazebo

creating an idyllic entertaining area. The lawn leads to a large pond partly enclosed by the historic boundary wall whilst to the western side is another extensive terrace, a summer house and kitchen garden backing onto adjacent paddocks.

BARN: A substantial timber barn with vaulted ceilings and exposed beams. Stair to a first floor home office. A separate access leads to 2 ground floor rooms with potential to create a self-contained annexe (subject to the necessary consents). A separate detached barn comprises a DOUBLE CARTLODGE and GAMES ROOM with a door leading through the GYM
GARAGES: Adjoining the property are two single garages. SUMMER HOUSE; capturing the evening sun.

SERVICES: LPG Gas Tank sunken underground to the front gardens. Main water and electricity are connected. Private drainage.

Tenure

Freehold - No chain

Viewing

Strictly by appointment with Savills or their joint agents.





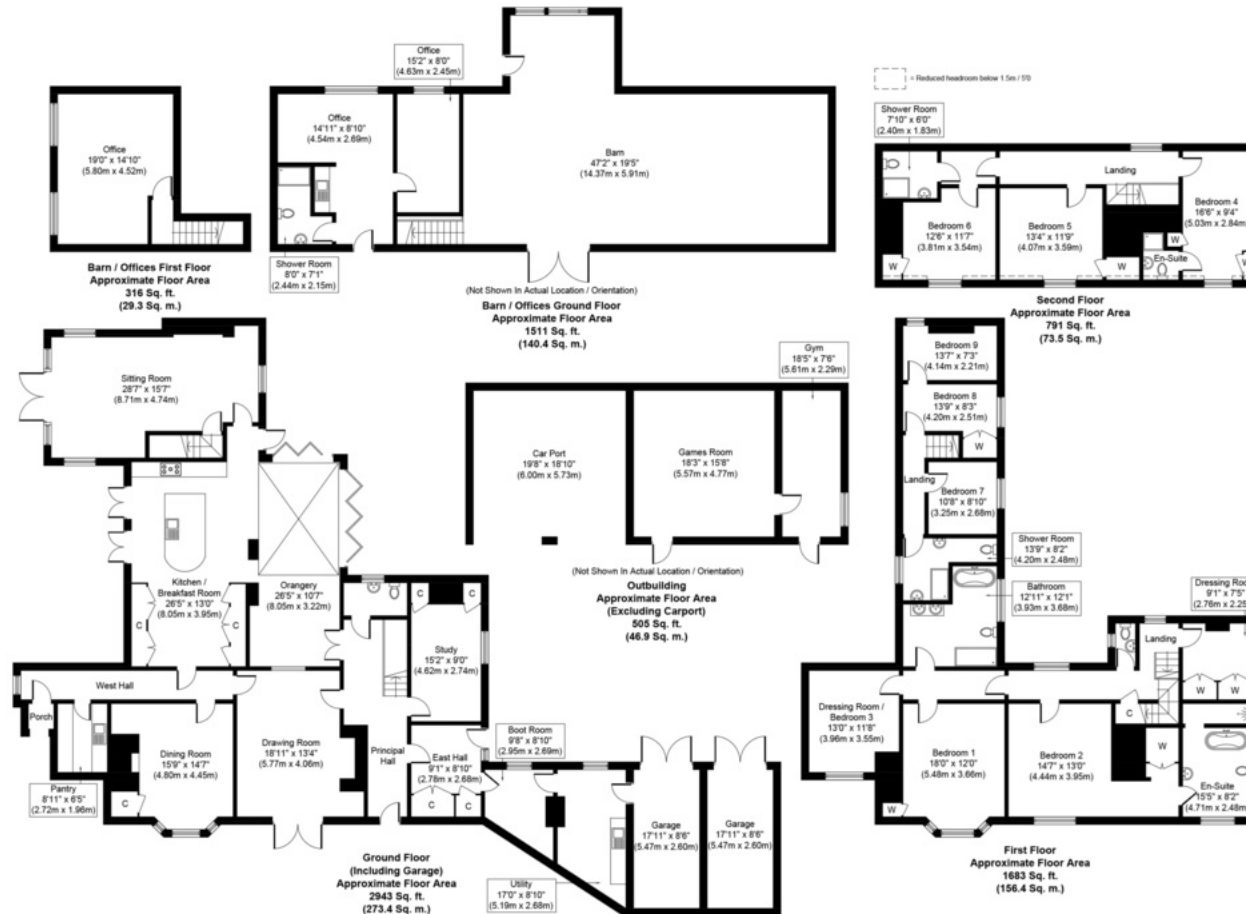
Shrubland House, Sharps Lane, Horringer, Bury St Edmunds, Suffolk IP29 5PS
Gross internal area (approx) 5,412 sqft
Outbuildings 1,827 sqft
Total 7,244 sqft



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