

The Manor House  
Freckenham, Suffolk



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**8 bedrooms | 4 reception rooms | One-bedroom flat  
Garages, stables and tack room | Gardens  
2 paddocks available as lots 2 & 3 | About 8.13 acres in all**

**Guide price Lot 1 £2,400,000**

**Lot 2 £60,000**

**Lot 3 £40,000**



A handsome Grade II\* listed manor house with extensive, highly attractive accommodation, outbuildings and beautiful gardens and grounds, in the desirable Suffolk village of Freckenham

#### The property

The Manor House is a stunning and substantial Grade II\* listed property, dating from the late 17th century. The principal house features handsome brick elevations under a pitched, tiled roof; while internally offering eight bedrooms and a wealth of elegant character detail, all set within enchanting, far-reaching gardens and grounds.

The ground floor has four main reception rooms in which to relax or entertain. These include the impressive 26ft drawing room with its handsome open fireplace and triple aspect welcoming plenty of natural light, including a bay window to the rear. There is also a comfortable sitting room and a family room, both with fireplaces, and a formal dining room with French doors to the east and west-facing gardens. Additionally, the ground floor has a generous kitchen and breakfast room with timber beams overhead and an exposed brick chimneybreast. Kitchen fittings include farmhouse units, a central island and an Aga, while the utility room, laundry and cellar all provide further storage space.

A grand sweeping staircase leads from the main reception hall to the galleried landing above, while a secondary staircase also provides access to the first-floor bedrooms. There are six in total on the first floor, including the principal bedroom with its walk-in wardrobe and large en suite bathroom. Three further first-floor bedrooms are en suite, with the landing also leading to a family bathroom. Stairs continue to the second floor, where there are two additional bedrooms, one en suite, one with a dressing room, plus a further family bathroom.

#### Outside

The house is set within magnificent gardens and wider grounds on the edge of the village. The gardens include rolling lawns and meadows surrounding the house, with a wealth of mature specimen trees, clipped hedgerows and wildflower meadows. There is also a delightful courtyard garden with patio areas for al fresco dining, box hedging and various trees providing shelter. Access is via a long driveway, which leads to the house and a further courtyard area, where there are two garaging blocks, one of which has stables to its ground floor and a useful flat upstairs, with a large, open sitting area and kitchen, one bedroom and a bathroom. The flat is ideal for guests, staff or family members.





Flat

### The Paddocks

Situated across Church Lane are two level paddocks, ideal for equestrian users and available as Lots 2 and 3, comprising 3.09 acres and 2.13 acres respectively.

### Location

Freckenham offers a traditional rural setting with a parish church and access to a network of footpaths and bridleways, while more extensive amenities can be found in nearby Mildenhall and Newmarket. Newmarket, renowned as the headquarters of British horseracing, provides a wide range of shops, restaurants and leisure facilities, as well as a train station with services to Cambridge and beyond. The historic market town of Bury St Edmunds offers an excellent range of shopping, dining and cultural amenities, including the Theatre Royal and the Abbey Gardens. Well-regarded independent schools in the vicinity include Fairstead House School, Culford School, King Edward VI School, Moreton Hall and St Faith's School, whilst the excellent selection of Cambridge schools are also within reach. The A11 and A14 are both easily accessible, providing convenient road links to Cambridge, Norwich, Ipswich and London.

Postcode region: IP28

### General

Local Authority: West Suffolk District Council Tel: 01284 763233

Services: Mains water, electricity and drainage, oil fired central heating

Tenure: Freehold

EPCs: House: F Flat: G

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



The Manor House, Church Lane, Freckenham, Bury St Edmunds, Suffolk

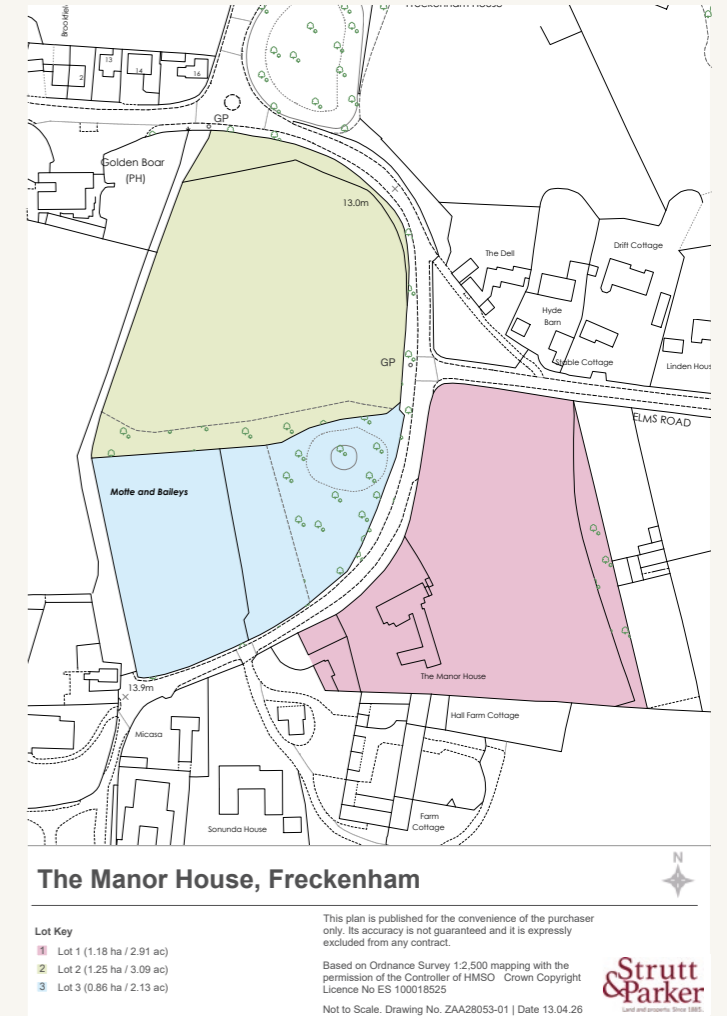
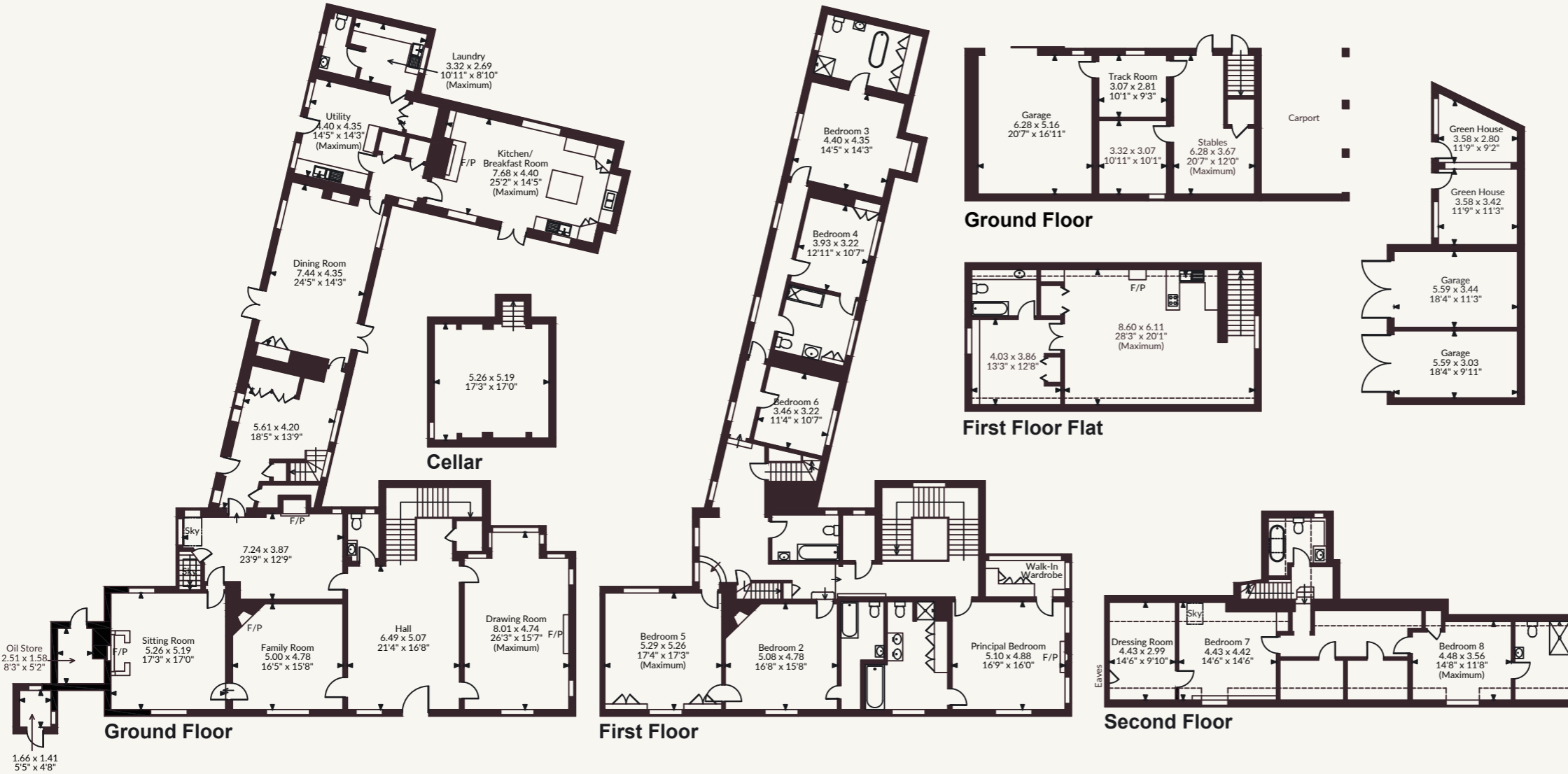
Main House internal area 7,061 sq ft (656 sq m)

Garage internal area 747 sq ft (69 sq m)

Outbuilding internal area 752 sq ft (70 sq m)

Flat internal area 758 sq ft (70 sq m)

Total internal area 9,318 sq ft (866 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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