

themanor

HERRINGSWELL - SUFFOLK

The Manor House

The Lodges



The Manor House

The first phase of the development includes sympathetic refurbishment of the Grade II listed Manor House into ten stylish 1, 2 and 3 bedroom apartments. Each apartment is finished to the highest standards, benefiting from contemporary kitchens and designer bathrooms – but the building’s heritage has not been forgotten. Throughout the high-ceilinged interior, period details are in abundance, including glazed ceramic bricks, stone mullion windows, original wood carvings and ornate cornices, while The Manor House’s spectacular oak staircase rises to a unique glazed skylight which throws sunlight into the heart of the building. Up above, a pagoda to the roof is complemented by carved decorative barge boards and ornate chimney stacks.

The Manor House fully retains the character of the original manorial estate and is set in extensive landscaped grounds, with ample parking for residents. Some apartments feature terraces while two second floor apartments also have access to the roof garden – but all benefit from the surrounding lush lawns and ancient woodland of the estate, all professionally managed and maintained.



GROUND FLOOR

APARTMENT 1 - THE MANOR

KITCHEN/BREAKFAST ROOM	6.20m (max) x 4.65m	20' 3" (max) x 15' 3"
LOUNGE	9.00m (max) x 8.00m (max)	29' 5" (max) x 26' 2" (max)
BEDROOM 1	8.90m (max) x 6.90m (max)	29' 2" (max) x 22' 6" (max)
BEDROOM 2	4.80m (max) x 5.50m (max)	15' 7" (max) x 18' 0" (max)
STUDY	3.50m x 2.40m	11' 4" x 7' 9"

APARTMENT 2 - THE MANOR

KITCHEN/BREAKFAST ROOM	4.00m (max) x 5.00m (max)	13' 1" (max) x 16' 4" (max)
LOUNGE	7.75m (max) x 9.25m (max)	25' 4" (max) x 30' 3" (max)
BEDROOM 1	7.65m (max) x 6.20m (max)	25' 1" (max) x 20' 3" (max)
BEDROOM 2	3.70m (max) x 4.30m	12' 1" (max) x 14' 1"
BEDROOM 3	3.30m x 3.35m	10' 8" x 10' 9"

APARTMENT 3 - THE MANOR

KITCHEN/BREAKFAST ROOM	2.40m (max) x 4.70m (max)	7' 9" (max) x 13' 7" (max)
LOUNGE	4.80m (max) x 5.35m (max)	15' 7" (max) x 17' 5" (max)
BEDROOM 1	3.55m (max) x 4.75m	11' 6" (max) x 15' 6"

APARTMENT 4 - THE MANOR

KITCHEN/BREAKFAST ROOM	3.60m (max) x 4.45m (max)	11' 8" (max) x 14' 6" (max)
LOUNGE	4.80m (max) x 8.00m	15' 7" (max) x 26' 2"
BEDROOM 1	4.20m x 5.10m	13' 8" x 16' 7"
BEDROOM 2	3.35m x 3.10m	10' 10" x 10' 2"

Please note that floorplans are not to scale



FIRST FLOOR

APARTMENT 5 - THE MANOR

KITCHEN/BREAKFAST ROOM	6.05m (max) x 5.85m (max)	19' 8" (max) x 19' 2" (max)
LOUNGE	9.00m (max) x 8.20m (max)	29' 5" (max) x 26' 9" (max)
BEDROOM 1	9.00m (max) x 6.85m (max)	29' 5" (max) x 22' 4" (max)
BEDROOM 2	3.35m x 3.65m (max)	10'10" x 11'10" (max)
BEDROOM 3	2.35m x 2.40m	9' 3" x 7' 9"

APARTMENT 6 - THE MANOR

KITCHEN/BREAKFAST ROOM	3.50m (max) x 4.20m	11' 4" (max) x 13' 7"
LOUNGE	7.75m (max) x 9.30m (max)	25' 4" (max) x 30' 5" (max)
BEDROOM 1	7.95m (max) x 6.25m (max)	26' 1" (max) x 20' 5" (max)
BEDROOM 2	3.85m (max) x 4.80m	12' 6" (max) x 15'

APARTMENT 7 - THE MANOR

KITCHEN/BREAKFAST ROOM	3.60m x 6.00m (max)	11' 8" x 19' 7" (max)
LOUNGE	4.75m (max) x 6.90m (max)	15' 6" (max) x 22' 6" (max)
BEDROOM 1	4.80m (max) x 6.10m	15' 7" (max) 20'
BEDROOM 2	3.55m x 3.95m	11' 6" x 12' 10"



SECOND FLOOR

APARTMENT 8 - THE MANOR

KITCHEN/BREAKFAST ROOM	9.50m (max) x 7.30m (max)	31' 2" (max) x 23' 9" (max)
LOUNGE	4.60m (max) x 5.70m (max)	15' 1" (max) x 18' 7" (max)
BEDROOM 1	7.00m (max) x 5.45m (max)	22' 9" (max) x 17' 9" (max)
BEDROOM 2	4.90m (max) x 3.25m (max)	16' 1" (max) x 10' 7" (max)
BEDROOM 3	3.55m (max) x 4.05m (max)	11' 6" (max) x 13' 3" (max)
STUDY	2.70m x 2.70m	8' 9" x 8' 9"

APARTMENT 9 - THE MANOR

KITCHEN/BREAKFAST ROOM	3.50m (max) x 4.45m (max)	11' 4" (max) x 14' 6" (max)
LOUNGE	8.45m (max) x 8.60m (max)	27' 7" (max) x 28' 2" (max)
BEDROOM 1	4.45m (max) x 6.15m (max)	14' 6" (max) x 20' 2" (max)
BEDROOM 2	3.75m (max) x 4.55m	12' 3" (max) x 14' 9"

APARTMENT 10 - THE MANOR

KITCHEN/BREAKFAST ROOM	3.65m x 6.00m (max)	11' 10" x 19' 7" (max)
LOUNGE	4.80m (max) x 6.15m	15' 7" (max) x 20' 2"
BEDROOM 1	4.75m (max) x 6.15m	15' 6" (max) x 20' 2"
BEDROOM 2	3.45m x 3.95m	11' 3" x 12' 9"

Please note that floorplans are not to scale



The Lodges

The Lodges comprise seven thoughtfully renovated homes which are in the secluded and peaceful grounds of The Manor.

- The Coach House
- East Lodge and West Lodge
- Blacksmiths Cottage and Farriers Cottage

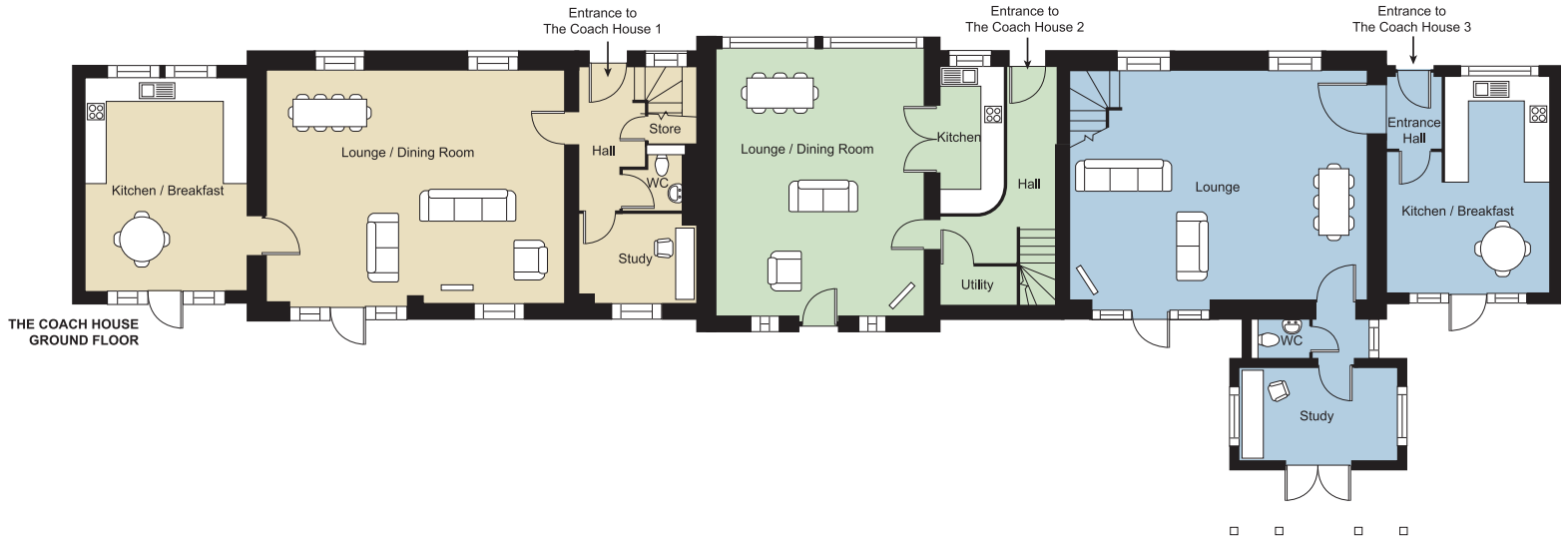
All are converted from original estate buildings to the same luxurious standard as The Manor House, yet each has its own distinct character. Striking original features such as high ceilings and exposed beams are seamlessly combined with stunning contemporary appliances and services to create truly unique living spaces.



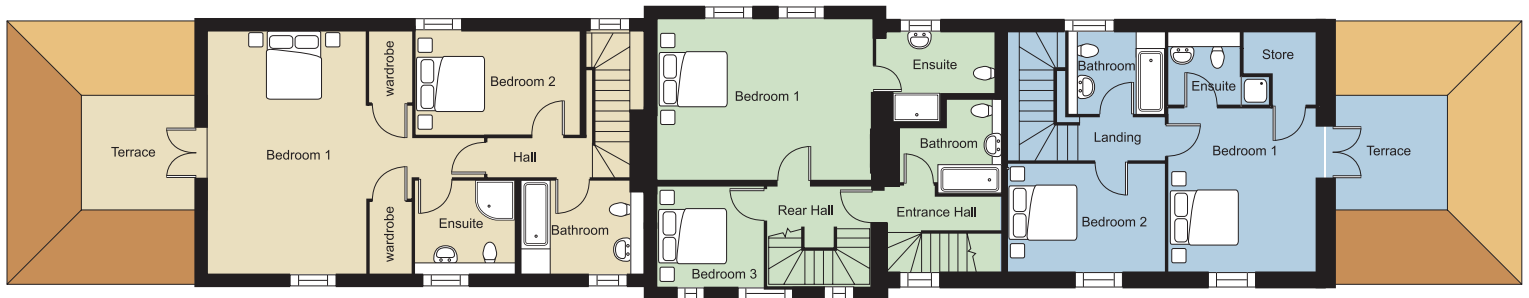


The Lodges - The Coach House

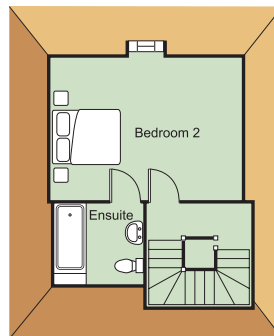
Converted, as their name suggests, from the estate's original stable building, The Coach House comprises 1 three storey and 2 two storey family homes of traditional layout, yet unique in character and design. Both of the two storey properties have ensuite bathrooms in their master bedrooms, and feature private first floor terraces with views across the estate grounds. The central three storey house features ensuite bathrooms off its two main bedrooms, and rises to an elegant Edwardian decorative cupola above the second floor bedroom. All feature period details such as wrought iron brackets to the guttering, while roof space has been used to create unique character bedrooms. Each house not only enjoys the estate's rural setting, but sits adjacent to the magnificent Japanese garden.



THE COACH HOUSE
GROUND FLOOR



THE COACH HOUSE
FIRST FLOOR



THE COACH HOUSE
SECOND FLOOR



image prior to refurbishment

1 THE COACH HOUSE

Kitchen/Breakfast	4.20m x 5.55m	15' 7" x 18' 2"
Lounge	7.75m x 6.00m	25' 4" x 19' 7"
Study	2.95m x 2.30m	9' 6" x 7' 6"
Bedroom 1	5.25m (max) x 6.20m	17' 2" (max) x 20' 3"
Bedroom 2	4.25m x 2.60m	13' 9" x 8' 5"

2 THE COACH HOUSE

Kitchen/Breakfast	1.60m (max) x 3.80m (max)	5' 3" (max) x 12' 5" (max)
Lounge	5.35m x 7.00m	17' 6" x 22' 9"
Bedroom 1	5.50m x 4.10m	18' 1" x 13' 5"
Bedroom 2	4.90m x 3.65m	16' 1" x 11' 9"
Bedroom 3	2.70m x 2.55m	8' 9" x 8' 4"

3 THE COACH HOUSE

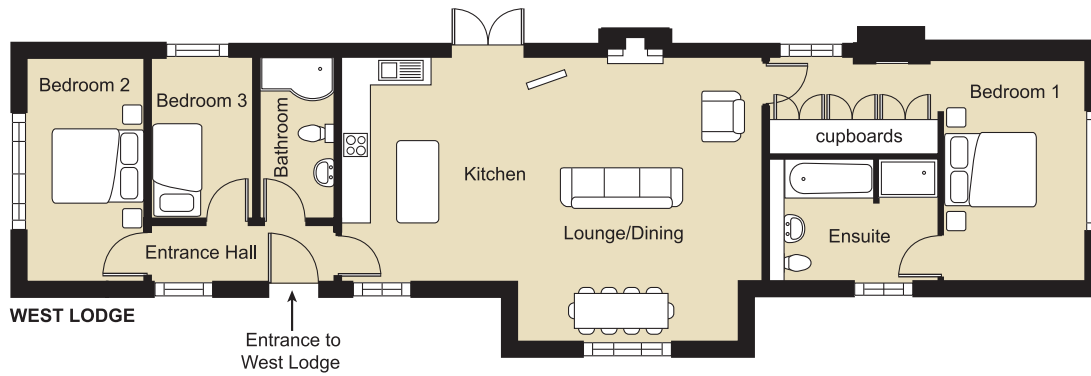
Kitchen/Breakfast	4.15m x 5.6m (max)	13' 7" x 18' 3" (max)
Lounge	7.65m x 5.95m	25' 10" x 19' 5"
Study	4.10m x 2.45m	13' 5" x 8' 4"
Bedroom 1	3.90m x 6.20m (max)	12' 8" x 20' 3" (max)
Bedroom 2	4.05m x 2.80m	13' 3" x 9' 2"



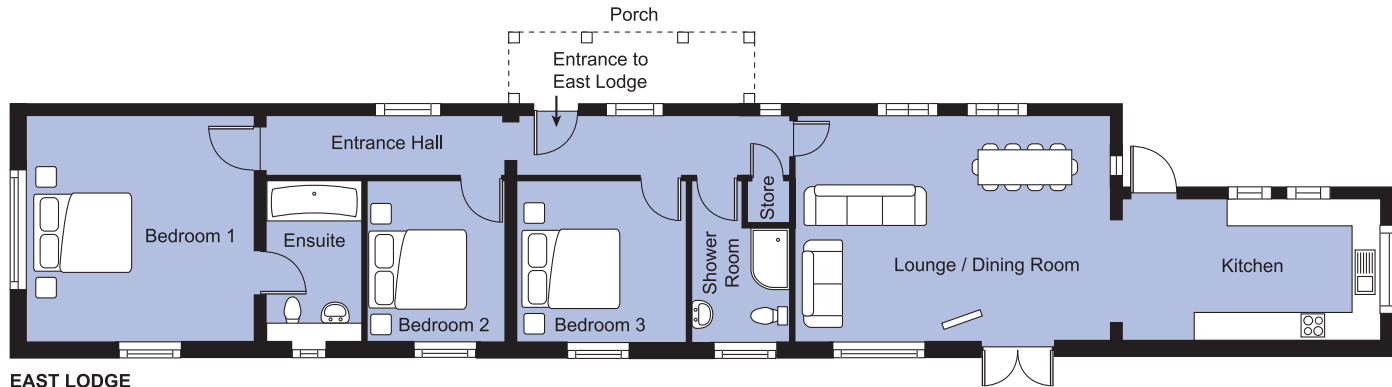


The Lodges - East Lodge and West Lodge

The East and West Lodges comprise 2 single storey dwellings, converted from original estate buildings. Period features, such as vaulted ceilings in the roof voids, are perfectly complemented by contemporary touches, including a modern, open plan design to the living space. Each house has three bedrooms – with the master bedrooms in each benefiting from an ensuite bathroom – and both dwellings are completely detached with ample front and back gardens.



WEST LODGE



EAST LODGE

WEST LODGE

Kitchen/Lounge/Dining Room	8.50m (max) x 5.80m (max)	27'89" (max) x 19'03" (max)
Bedroom 1	3.85m x 4.45m	12'63" x 14' 6"
Bedroom 2	2.45m x 4.55m	8' 0" x 14' 9"
Bedroom 3	2.05m x 3.25m	6'73" x 10' 6"

EAST LODGE

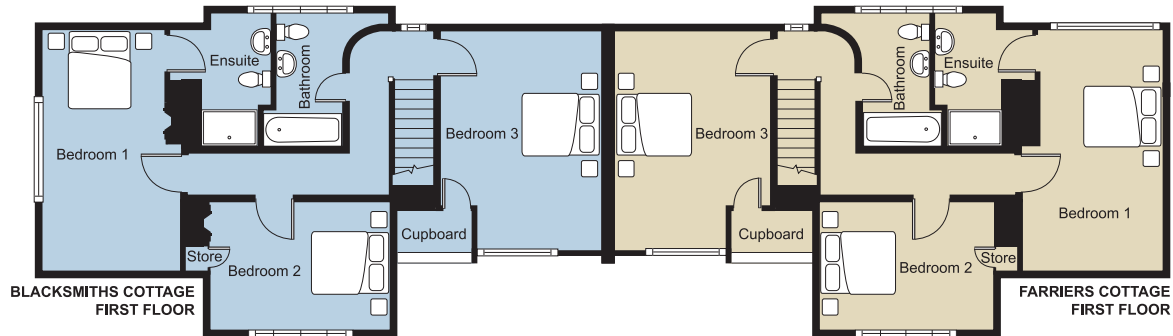
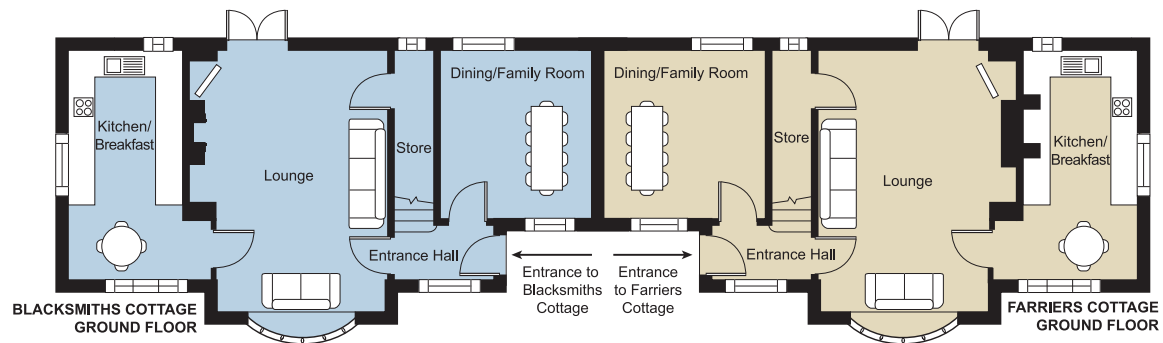
Kitchen	5.20m x 2.85m	17'06" x 9' 3"
Lounge/Dining Room	6.35m x 4.55m	20'83" x 14' 9"
Bedroom 1	4.50m x 4.55m	14'76" x 14' 9"
Bedroom 2	2.75m x 3.15m	9'02" x 10' 3"
Bedroom 3	3.40m x 3.20m	11'15" x 10' 5"



The Lodges - The Cottages

Blacksmiths Cottage and Farriers Cottage comprise 2 two storey, semi-detached, traditional layout cottage-style homes with part brick, part Tudor-style externals which evoke the true rustic charm of a bygone age. Set in a quiet and secluded part of the estate, they feature such period details as ornate chimneys and jettied bays to elevations, exposing heavy ceiling joists, while each three bedroom cottage has an ensuite bathroom to its master bedroom and benefits from its own private garden area.

As with all the conversions at The Manor, the properties retain the character and charm of their historic past but are finished to a high specification throughout, with all the essential features required for contemporary living.



BLACKSMITHS COTTAGE

Kitchen	3.15m (max) x 5.05m	10' 4" (max) x 16' 6"
Lounge	4.30m (max) x 5.75m	14'11" (max) x 18' 9"
Dining/Family Room	3.30m x 3.70m	10' 9" x 12'14"
Bedroom 1	3.00m x 5.25m	9' 9" x 17' 2"
Bedroom 2	3.90m x 2.80m	12' 8" x 9' 2"
Bedroom 3	3.55m x 4.75m	11' 7" x 15' 6"

FARRIERS COTTAGE

Kitchen	3.10m (max) x 5.05m	10' 1" (max) x 16' 6"
Lounge	4.30m (max) x 5.75m	14'11" (max) x 18' 9"
Dining/Family Room	3.30m x 3.55m	10' 9" x 11' 6"
Bedroom 1	3.05m x 5.25m	10' 0" x 17' 2"
Bedroom 2	3.90m x 2.75m	12' 8" x 9' 1"
Bedroom 3	3.35m x 4.75m	10' 9" x 15' 6"



www.herringswellmanor.co.uk

01279 818900



CITY&COUNTRY
GROUP

City & Country Group
Bentfield Place, Bentfield Road, Stansted, Essex CM24 8HL
T: 01279 817882 F: 01279 817883

www.cityandcountry.co.uk