



Langstone, Manor Lane, Horringer, IP29 5PY

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**Bedfords**

ESTABLISHED 1966



**Langstone  
Manor Lane  
Horringer  
Suffolk IP29 5PY**

**A beautifully situated village house in need of complete refurbishment,  
standing in a generous partly wooded garden setting**

- Bury St Edmunds - 2 miles
- Newmarket - 14 miles 15 miles
- Cambridge - 28 miles

**HALL · CLOAKROOM · SITTING ROOM · DINING ROOM  
· KITCHEN/BREAKFAST ROOM · GARDEN ROOM · FOUR  
BEDROOMS · FAMILY BATHROOM · GARDEN · GARAGE**

**RECEPTION HALL** with walk-in downstairs storage cupboard.

**CLOAKROOM** with low-level WC and pedestal wash basin.

**SITTING ROOM** – A double-aspect room with bow window, four wall light points, open fireplace with marble surround and hearth, decorative fire surround and mantelpiece, opening through to

**DINING ROOM** – A double-aspect room with French doors to terrace and garden.

**KITCHEN/BREAKFAST ROOM** – with original kitchen Formica units and worksurface with twin drainer stainless-steel sink unit, separate shelved storage cupboard and central heating boiler.

**SIDE HALL** door to outside.

**STORE ROOM**

**GARDEN ROOM** – with exposed brick work, French doors to garden and door through to garage.



**Guide: £500,000 - freehold**

## FIRST FLOOR

**LANDING** with loft access and shelved airing cupboard

**BEDROOM ONE** – overlooking the garden and meadow to the front, with built-in wardrobe cupboards.

**BATHROOM** – with panel bath, pedestal wash hand basin and low-level WC.

**BEDROOM TWO** – overlooking the garden to the rear, with built-in wardrobe cupboard.

**BEDROOM THREE** – built-in wardrobe.

**BEDROOM FOUR** – built-in wardrobe.

### OUTSIDE

Approached from Manor Lane, a quiet no-through road, Langstone can be found on the righthand side opposite a meadow, currently with sheep grazing. Beautiful oak and beech trees stand at the entrance to a gravel driveway, leading to ample parking and turning space, with a front lawn with a variety of shrubs. The garden leads round past an area of woodland to the rear, where there is a terrace and further area of grass, with a number of mature specimen trees providing a woodland back drop and privacy from the neighbours.

## GENERAL INFORMATION

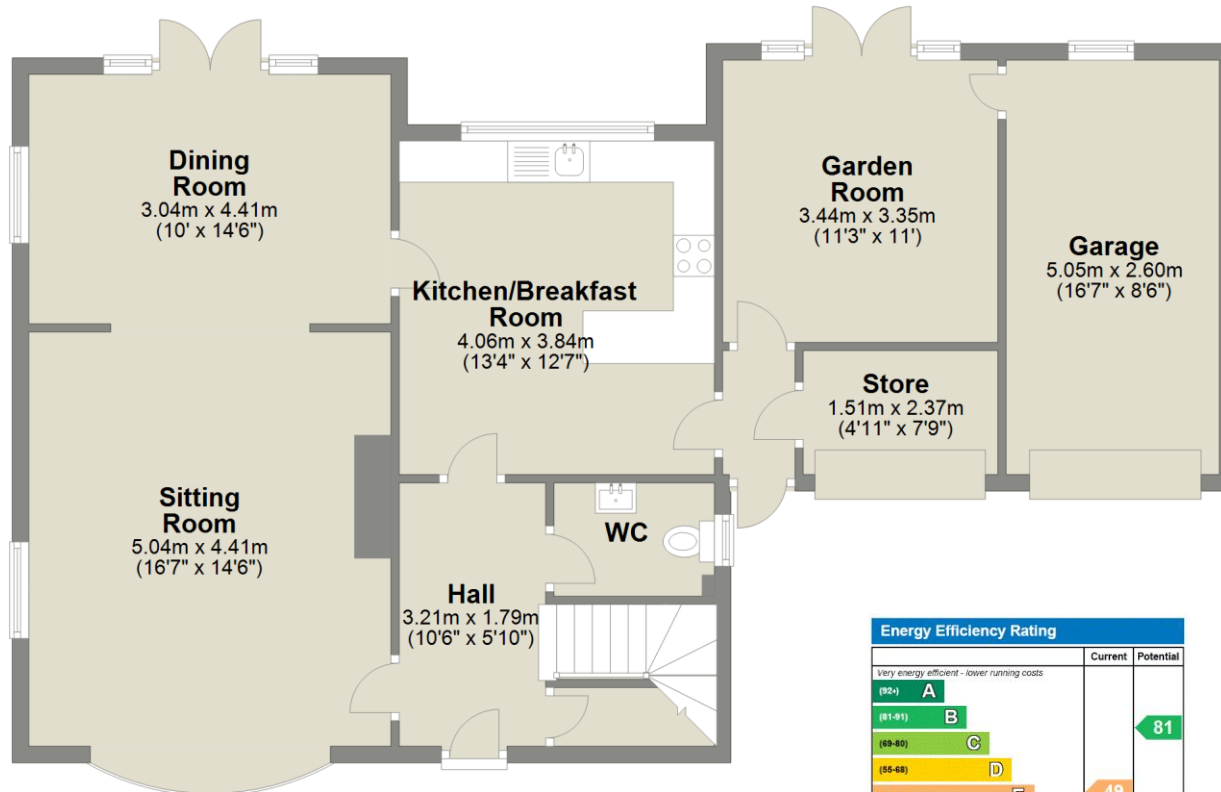
- Mains water, drainage and electricity. Oil-fired central heating.
- Conservation area
- Council Tax – West Suffolk – Band E - £2,560
- Ofcom states Superfast broadband is available
- Ofcom states mobile signal is available
- EPC – E rating
- What3words: lawn.indicated.drones
- No onward chain





## Ground Floor

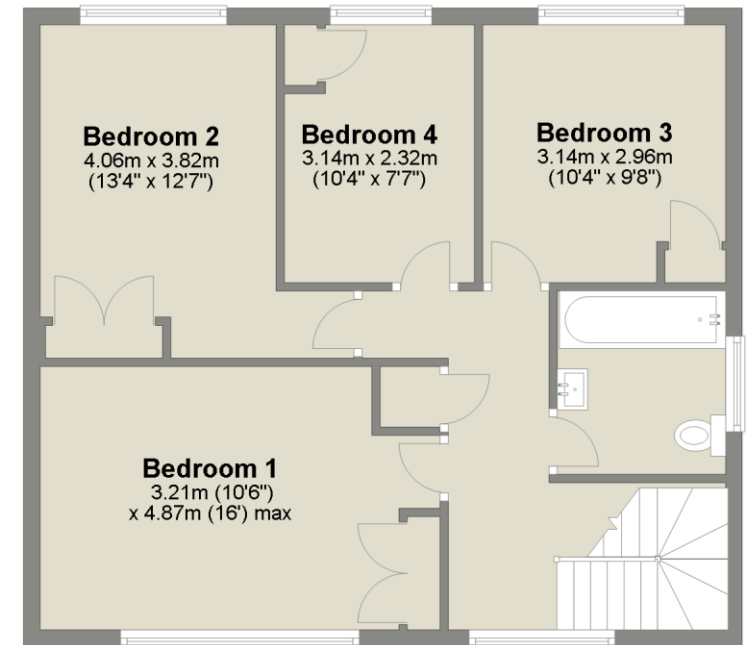
Approx. 96.4 sq. metres (1038.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	49	81
EU Directive 2002/91/EC		

## First Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



Total area: approx. 158.0 sq. metres (1700.4 sq. feet)

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