



Crown Street

Bury St. Edmunds | Suffolk | IP33 1QX

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# Crown Street

Located in an enviable position this early 18th century Grade II listed townhouse has one of the finest views in the Medieval Grid of the quintessential cathedral market town of Bury St Edmunds.

Crown Street is an attractive cobbled road with its pretty cherry blossom and the splendid St Mary's Churchyard at the front of the property. Reaching from Angel Hill with its renowned hotel to the unique Regency Theatre Royal, Crown Street takes in the award winning Abbey Gardens, the elegant Athenaeum, the historical Norman Tower and stunning St Edmundsbury Cathedral.

The property is perfectly situated within a short walk to the excellent amenities of the town centre with its twice weekly market, independent shops, restaurants, cinemas and The Apex music venue.





# Step Inside

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This Georgian 3-storey townhouse retains its original layout, period features and high ceilings.

A 6-panelled entrance door in reeded architraves and original fanlight opens into the lobby and reception room featuring Baltic pine floorboards, French style cast iron radiators, decorative cornice, a large ceiling rose, and an impressive custom-made gilded mirror over the fireplace which could be opened up for a real fire or wood burner. An arched 16-pane sash window overlooks the front aspect and St Mary's Churchyard. Stairs down to the large damp-proofed cellar, useful as an extra room or office. Plumbing for washing machine and tumble drier. The reception room leads to the kitchen with a full range of fitted cupboards, integrated dishwasher and freezer, free standing electric cooker with extractor fan over and space for fridge freezer. Double glazed French doors open to the courtyard patio garden. Cloakroom with traditional WC, hand basin and double glazed window to rear.

Wide stairs to the first floor landing with mid-18th century balusters leading to the sitting room, bathroom and one of the 3 bedrooms. The impressive sitting room features a listed late 18th century fireplace with fluted engaged columns and a fluted frieze, egg and dart cornice, Baltic pine floorboards and French style cast iron radiators. The large 16-pane sash window provides magnificent unimpeded views across the Great Churchyard. A single bedroom with Victorian cast iron fireplace, oak laid floor, traditional style cast iron radiator, egg and dart cornice, built in cupboard and sash window to rear.

A modern bathroom with low level WC, wash basin, bath with mixer tap, 4-fold glass shower screen and built in mirrored cabinet.

Stairs to the two second floor double bedrooms. The principal bedroom is a beautiful bright room with maple laid floor, full range of built in wardrobes, and traditional style cast iron radiator. Ensuite with WC, hand basin and built in cabinet, loft access with a fold down ladder to a partial boarded attic. The large 16-pane sash window from the bedroom gives a delightful view over St Mary's Churchyard. The other bedroom is bright and sunny, featuring a Victorian cast iron fireplace with a bolection-moulded surround, 16-pane sash window, an oak laid floor and traditional style cast iron radiator.





# Step Outside

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Leading from the kitchen is a good size bright and airy courtyard patio garden with traditional pavement tiles, decorative stone borders and outside tap.

An ideal outside area for town living and al fresco dining.

The entire back wall of the property was recently professionally fully restored with new render, laths and wool insulation; at the same time the chimneys were inspected and repointed.

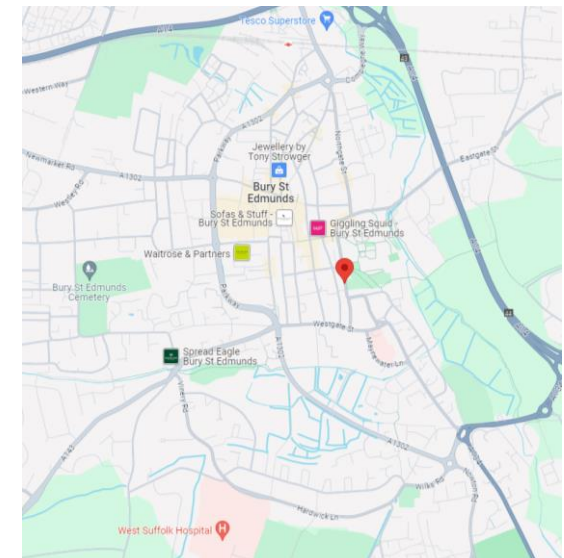
The front aspect has a green and pleasant outlook over St Mary's Churchyard providing lovely walks through The Great Churchyard to the water meadows and Abbey Gardens beyond.



## Location

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The property is strategically placed with excellent access to the A14. The railway station is within walking distance with regular train services to London Liverpool Street via Ipswich and Stowmarket, and London Kings Cross via Cambridge. London Stansted International airport is less than 1 hour away by car.



# Services

Mains Gas

Mains Electric

Mains Water

Mains Drainage

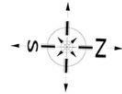
Council Tax – Band D

Freehold

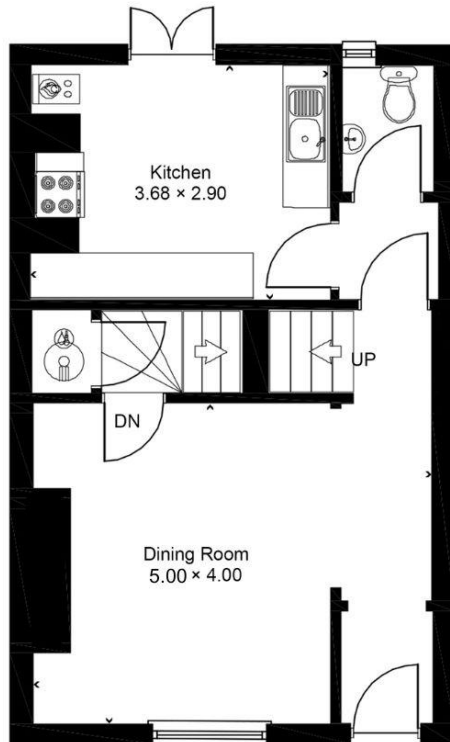
Permit Parking

Grade II Listed

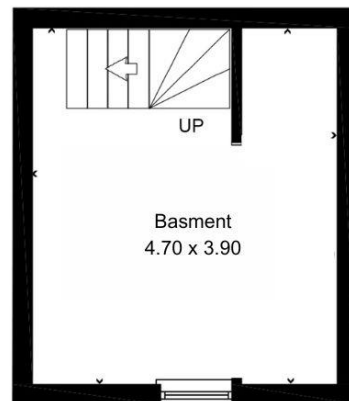
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



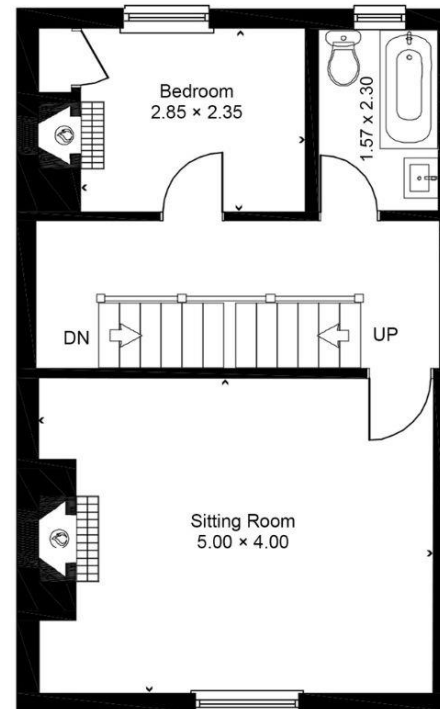
This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



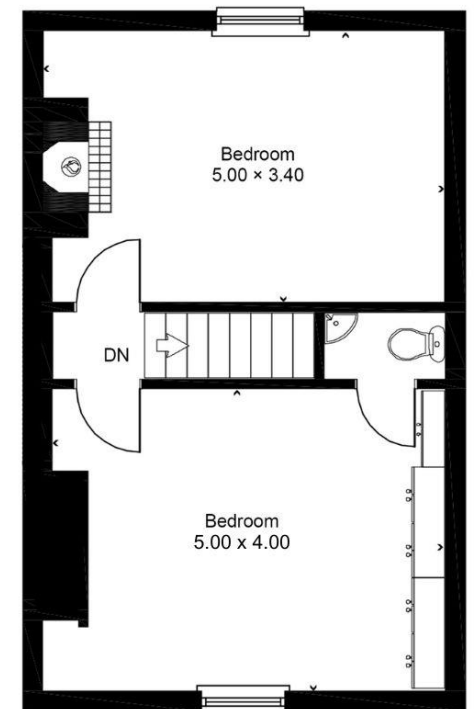
Ground Floor



Basement



First Floor



Second Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.





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