



**The Registry,
Bury St. Edmunds, Suffolk.**

**DAVID
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The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

This exceptionally well-presented Grade II* Listed town house occupies an outstanding setting just off the Great Churchyard which in turn is in the shadow of the Cathedral. The house offers considerable versatility and retains much of the original character (high ceilings, stone arches, fireplaces, etc) and is further complemented by off-road parking and gardens.

An exceptionally well-presented Grade II* Listed town house with versatile accommodation, off-road parking and gardens.

Pretty handmade solid wood Gothic arch style door opening to:-

ENTRANCE HALL: Attractive tiled floor, fitted barrier matting, hand-built storage cupboards, exposed brickwork, boot storage and staircase to first floor. Exceptional 12th/13th century stone arch thought to be a pedestrian gateway through the original Abbey wall.

CLOAKROOM: With attractive floor tiles, WC and wash hand basin set on a granite worktop with storage below. Heated towel rail.

KITCHEN/DINING/LIVING ROOM: Divided into 3 distinct areas with attractive tiled floor running throughout and incorporating a hatch to the cellar. There are an extensive range of attractive solid wood units and thick Quartz worktops incorporating a single drainer sink unit with vegetable drainer and mixer tap over. Space for full height fridge/freezer and dishwasher. Gas range with fitted extractor hood over. Fireplace with ornate stone surround and brick inset on a tiled hearth. There is a large shelved walk-in **PANTRY** cupboard. A further recessed area incorporates a large breakfast bar and hand-built dresser with glass display cabinets and storage below.

UTILITY/BOOT ROOM: A useful space with a door opening to the garden and finished with an extensive range of attractive matching modern units and

worktops incorporating a sink. Plumbing for washing machine and space for tumble dryer.

BEDROOM: A spacious room with a high ceiling.

ENSUITE: With a large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

BEDROOM: A versatile space that could be utilised as another reception room or potentially incorporated within the rest of the ground floor accommodation to make a particularly large kitchen/breakfast/living room if required.

ENSUITE: Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

First Floor

LANDING: An elegant area with good natural light, a view of a pretty flint wall and floor that incorporates a stunning mosaic tiled finish.

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DRAWING ROOM: An exceptional room with a large bay with fitted window seat and storage beneath. Ornate cornicing and fireplace with intricate unique surround.

STUDY AREA: A useful recess with storage cupboard and good natural light.

SITTING ROOM: A versatile space that could be utilised for a range of different uses with a high ceiling, exposed brick and flint wall. Sash windows provide a view of the Great Churchyard in one direction and the garden in the other. Feature fireplace with ornate surround and slate hearth. Large area of fitted shelving with storage below.

CLOAKROOM: Fitted WC and wash hand basin with storage below. Heated towel rail.

Second Floor

LANDING: View over the Great Churchyard. Fitted wardrobes, storage cupboards, shelved linen cupboards, access to loft storage space and doors to:-

PRINCIPAL SUITE: High vaulted ceiling, ornate ceiling roses, deep skirting, fireplace with tiled slips, slate hearth and wood surround.

DRESSING ROOM: Fitted with an extensive range of built-in wardrobes, shelving, etc.

ENSUITE: A spacious room with a marble tiled floor that continues to the large shower cubicle. Deep double ended Victoria and Albert contemporary bath with attractive fittings and shower attachment. Dual wash basins set within a wood composite worktop with storage below. WC and heated towel rail.

BEDROOM 4: Enjoying a far-reaching view that takes in rooftops and fields with countryside beyond. High ceiling, 2 sash windows and a tiled area in one corner that incorporates a fully tiled shower cubicle and wash hand basin with storage below. Wood panelled walls complement the fireplace with inset Georgian grate.

Outside

The property has the benefit of three **OFF-ROAD PARKING SPACES** and 2 distinct gardens that are a real asset to the property and ensure sun throughout the day. There is a large courtyard garden with attractive terracing and raised decking. The main garden has a meandering lavender lined pathway bordered by expanses of lawn and established trees.

AGENTS NOTES

The property is Grade II* Listed.

SERVICES: Main electricity, water and drainage are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: G - £3,641.45 – 2025/26.

EPC RATING: Not required due to listed status.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, 02, Three and Vodafone – good outdoors. (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///slider.clots.flexibly.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Approximate Area = 3116 sq ft / 289.4 sq m

For identification only - Not to scale



