



**Holywater House,
Bury St. Edmunds, Suffolk.**

DAVID
BURR



HOLYWATER HOUSE, REMBRANDT WAY, BURY ST. EDMUNDS, SUFFOLK. IP33 2LR

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 substantial detached house occupies a lovely established setting within grounds of about **2.73 acres**. It is fair to suggest that the property requires a degree of updating/modernisation but nonetheless offers the potential to be extended and altered (subject to the necessary planning consents) to take full advantage of the setting and grounds. Further benefits include a large garage, extensive parking and **NO ONWARD CHAIN**.

A large detached house requiring a degree of updating/improvement within grounds of about 2.73 acres.

ENTRANCE VESTIBULE: A light, useful area with a light oak door opening to:-

ENTRANCE HALL: A large spacious area with picture rail, staircase off, large storage cupboard and door to:-

DRAWING ROOM: With a high ceiling, large bay window, loft space and sliding glazed doors opening on to terracing with the garden beyond. Fireplace with inset coal effect gas fire, marble slips, hearth and mantel.

DINING ROOM: Views over the rear garden and well placed just off of the kitchen.

SITTING/BEDROOM: Enjoying views over the garden and currently utilised as a play room but offering potential as a bedroom given that it is located adjacent to the bathroom.

BATHROOM: Finished with large bath, WC and wash hand basin with storage below. Heated towel rail.

KITCHEN: Views over the rear garden and finished with an extensive range of matching units and worktops incorporating a large twin-drainer

twin sink unit with taps over. Space for a range cooker, plumbing for dishwasher and space for a full height fridge/freezer.

UTILITY ROOM: A large spacious room with a range of fitted units and worktops incorporating a single drainer sink unit. Plumbing for washing machine, space for tumble dryer and further space for additional white goods. Storage cupboard with plumbing for water softener.

Walk-in Store Room: A versatile space currently utilised for storage.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: Access to loft storage space, picture rail, shelved linen cupboard, further large storage cupboard and doors to:-

PRINCIPAL SUITE: Enjoying views over the rear garden. Built-in bedroom furniture including wardrobes and chest of drawers.

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

BEDROOM 3: Enjoying views over the garden and built-in double wardrobe.

BEDROOM 4: Views over the grounds and built-in wardrobes/storage cupboards.

SHOWER ROOM: With a fully tiled shower cubicle, WC and wash hand basin with storage below. Heated towel rail.

Outside

A large brick paved drive bordered by established evergreen trees and plants provides extensive **OFF-ROAD PARKING** and in turn leads to:-

LARGE GARAGE: With up and over door, personnel door to side, light and power connected.

The grounds are possibly the property's most attractive feature, generous in size and incorporating a large terrace with covered area immediately behind the house designed with entertaining/dining Al-fresco in mind. This gives way to the main grounds that incorporate large open expanses of lawn, bordered by specimen trees and providing an exceptional setting within easy walking distance of the town centre.

In all about 2.73 acres.

AGENTS NOTES

The grounds abut water meadows and can hold water during the winter months – therefore they are not considered appropriate for development.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating to radiators. **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: C.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three and Vodafone – good outdoor and in-home. 02 – good outdoor – (source Ofcom).

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WHAT3WORDS: ///select.lighters.slope.

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

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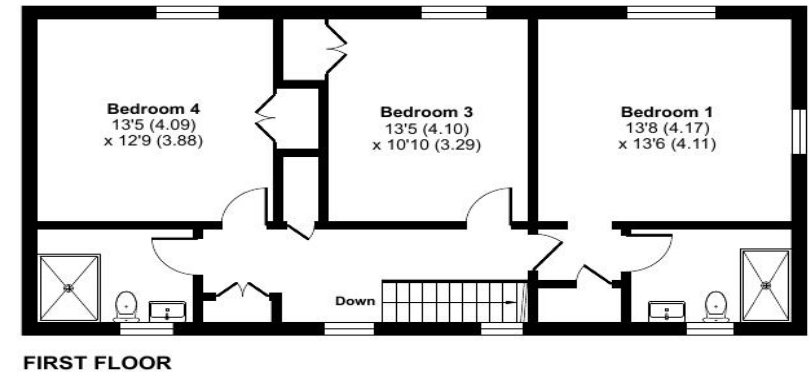
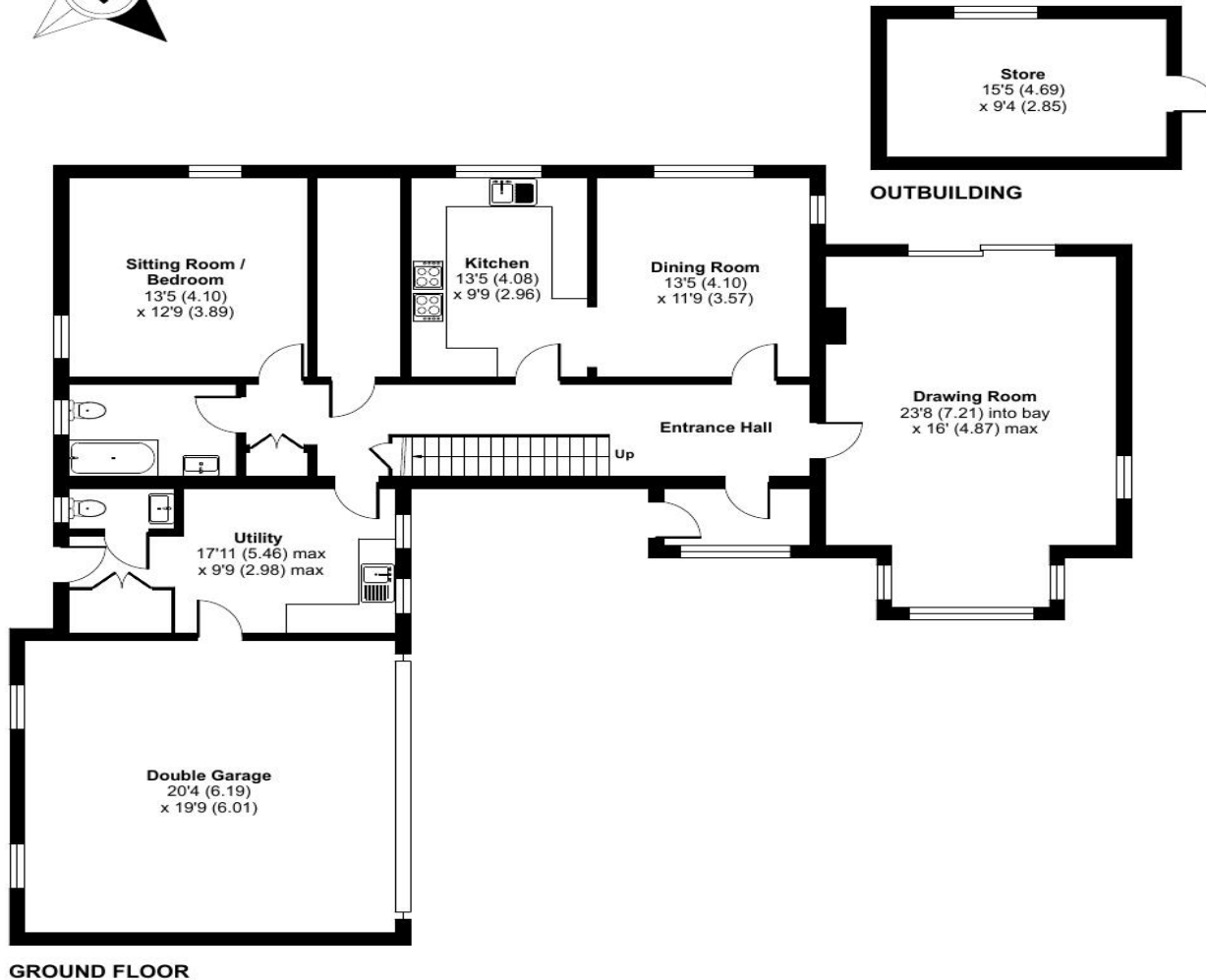
Approximate Area = 2229 sq ft / 207 sq m

Garage = 400 sq ft / 37.1 sq m

Outbuilding = 144 sq ft / 13.3 sq m

Total = 2773 sq ft / 257.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for David Burr Ltd. REF: 1370701

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