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**AN ELEVATED LIFESTYLE,
AN EXCLUSIVE ADDRESS**



Dramatic voluminous duplex living space with statement spiral staircase to the mezzanine

TABLE OF CONTENTS

I

BOUTIQUE LIVING &
PRIVILEGE OF PRIVACY

II

PRESERVED HISTORIC VIEWS
& OPTIMISED LUMINOSITY

III

CURATED LIVING & INTERIOR
DESIGN HIGHLIGHTS

IV

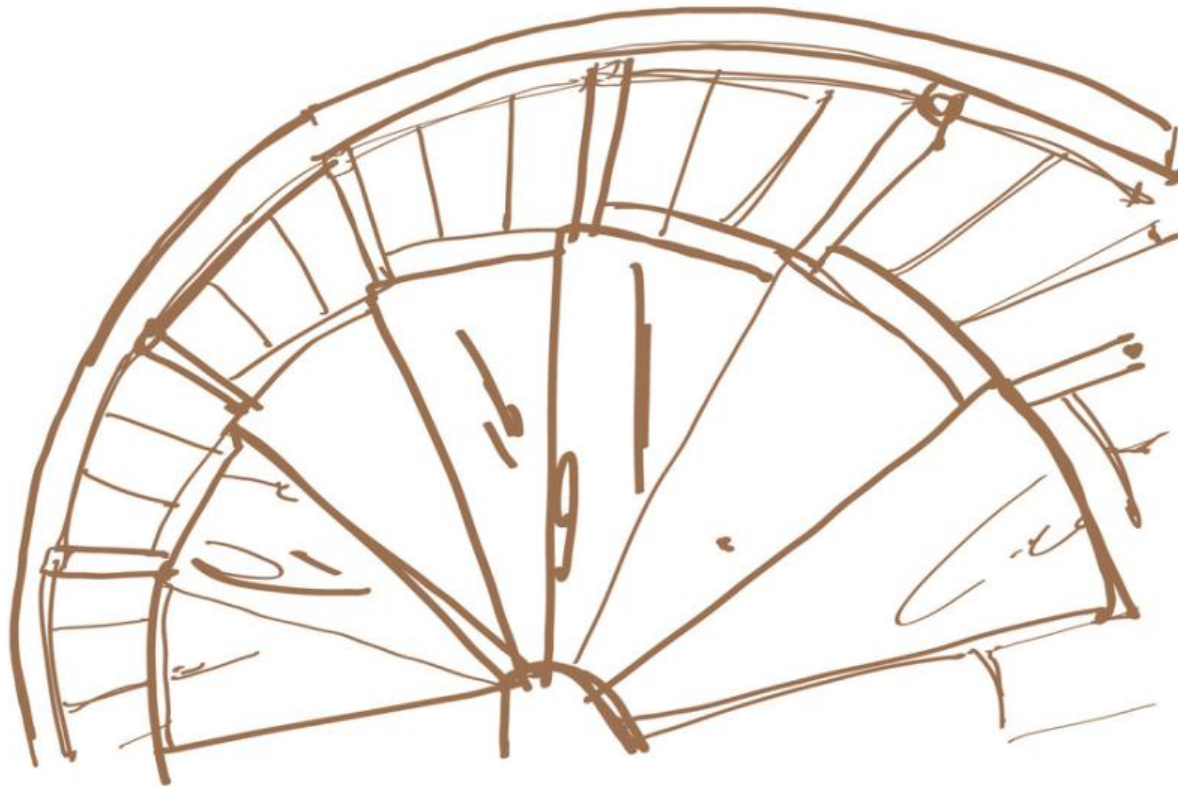
THE ARRIVAL

V

THE WEAVER HOUSE
NEIGHBOURHOOD

VI

FLOORPLAN &
AGENT'S NOTES





Far reaching rooftop views towards the Cathedral



BOUTIQUE LIVING & PRIVILEGE OF PRIVACY

With only five residences positioned on three levels, Weaver House has the elegant welcoming atmosphere of a private club or boutique hotel. Behind the unassuming red brick façade, is a quiet oasis of intimate scale. The penthouse duplex is a luxurious and low maintenance lair that is guaranteed to excite while doubling up as the ultimate 'lock up and leave'.

Positioned on the top floor of a former architects' offices - now transformed into manhattan-style loft living - is this remarkably well-located two bedroom penthouse which was converted in recent years to a premium standard by the current owner, who has an exemplary track record for exceptional high-end residential developments.

Situated within the heart of the historic town centre of Bury St. Edmunds, the building is moments from the award-winning Abbey Gardens and the hustle and bustle of Abbeygate Street, the Market Square and Angel Hill, which boast some of the town's finest boutique shopping and gastronomic experiences; home to Suffolk's one and only Michelin-Star restaurant.



Dramatic voluminous duplex living space; ideal for entertaining

III

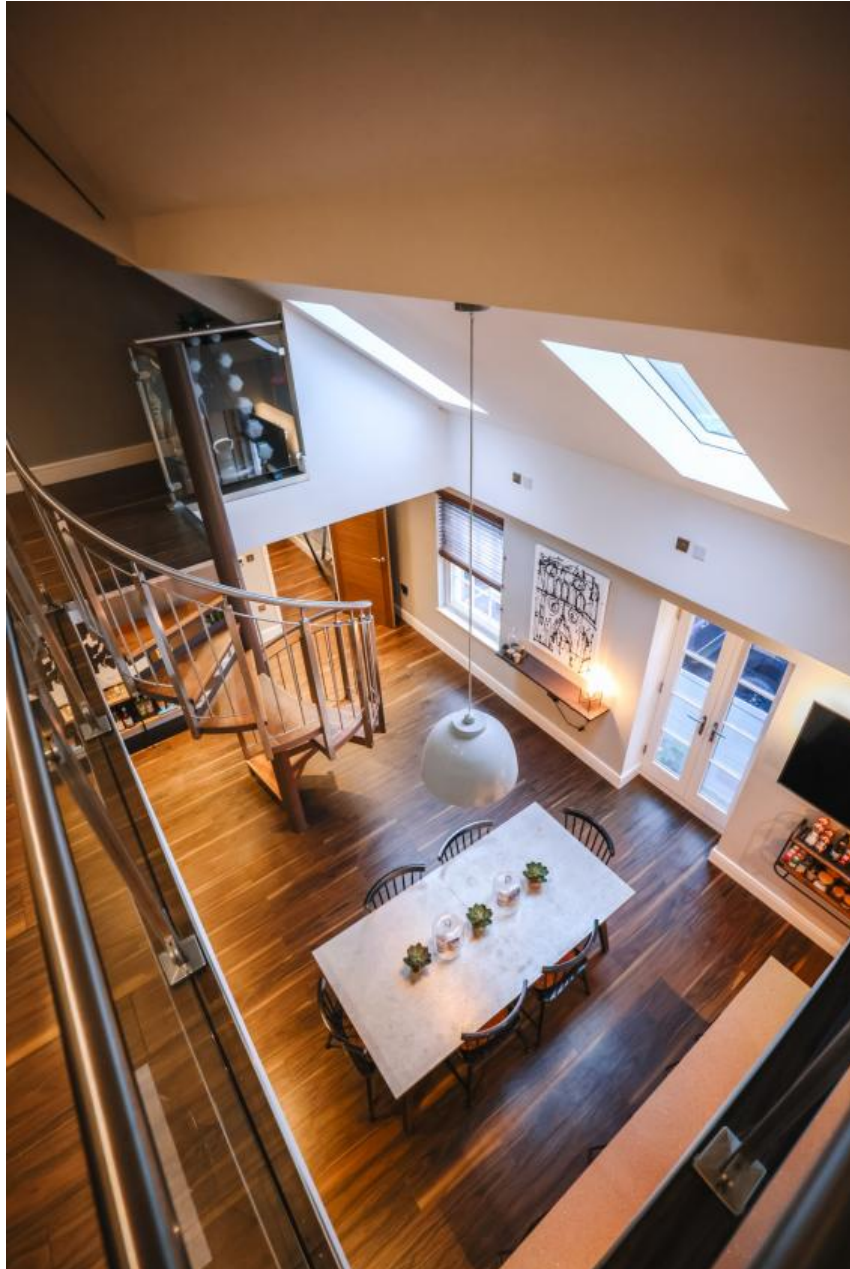
Preserved Historic Views & Optimised Luminosity

Living and entertaining spaces in Weaver House residences highlight unobstructed, south-facing, forever preserved rooftop views towards the Cathedral tower and ancient Abbey Gate along with beautiful light qualities and elevated design.

To optimise the building's orientation, French Doors with a self-cleaning glazed Juliette balcony combine with three sky lights to bathe the principal entertaining space with south-facing natural light. The north-facing bedroom suites with adjoining dressing room are all installed with secondary glazed sash windows to create a peaceful environment.



WEAVER HOUSE



BURY ST EDMUNDS

The centrepiece is a stylish steel spiral staircase with oak treads that weds the mezzanine floor with the double-height central kitchen and dining hall to create the ultimate entertaining space.

- James Sawyer, Director of Whatley Lane



WEAVER HOUSE



BURY ST EDMUNDS



Elevated design with a mezzanine makes the most of the panoramas.

A statement spiral staircase connects the duplex accommodation and stylishly accentuates the vaulted double height aspect with a combination of steel and oak finishes. The bespoke kitchen revolves around a central island with designer copper pendant lights mixed with LED accent lighting champagne gloss cabinetry with quartz worktops host a suite of appliances including a wine cooler, and bluetooth enabled sound system and multi-zone underfloor heating.

Porcelanosa clad bathroom and en-suite shower room with the addition of a guest cloakroom off the entrance hall.

Finishing touches include hand picked furnishings commensurate with the uber modern interior style and wood slatted privacy blinds fitted throughout.



Curated Living & Interior Design Highlights



WEAVER HOUSE



BURY ST EDMUNDS



WEAVER HOUSE

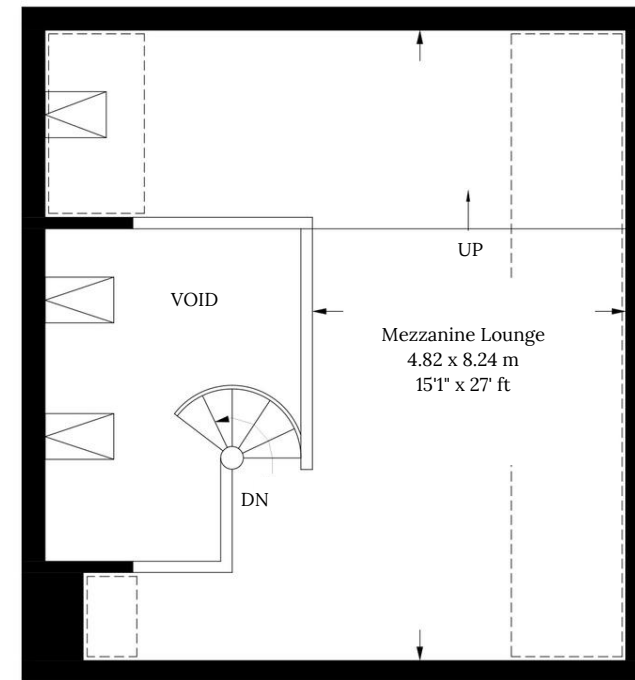
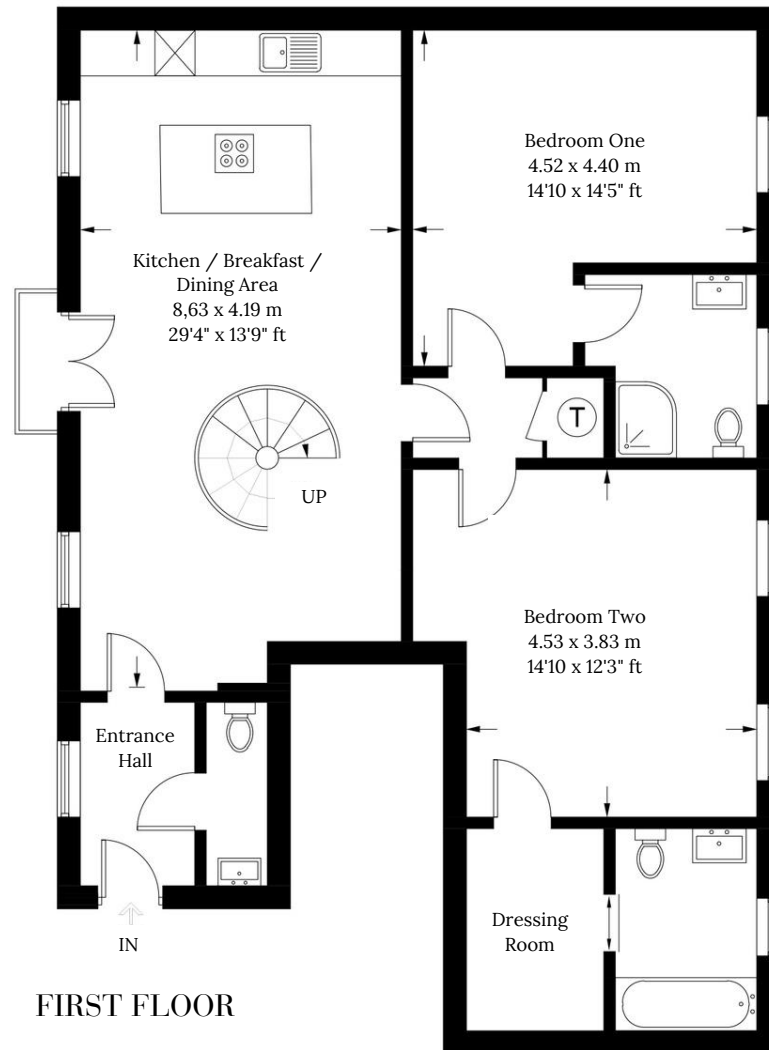


BURY ST EDMUNDS



FLOORPLAN

Approximate Gross Internal Area = 149 sq m / 1604 sq ft



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

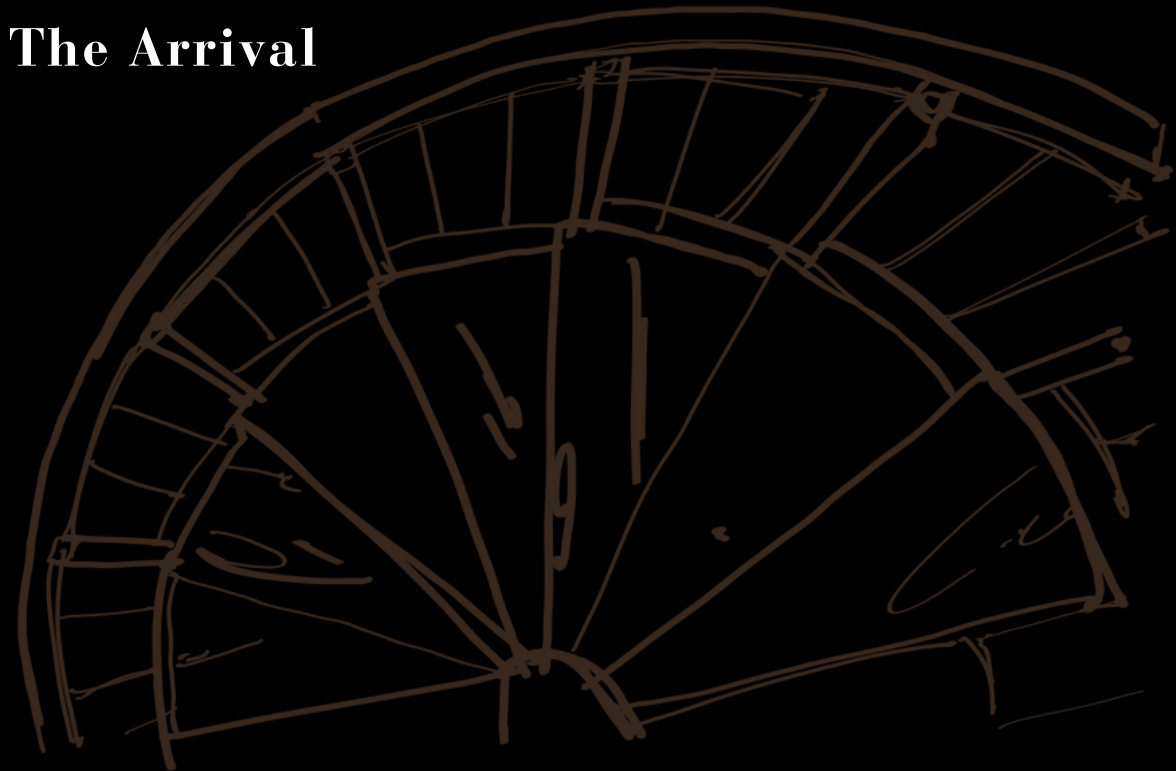
While there may be no white gloved concierge to meet and greet you, a graceful entrance hall with elevator access welcomes you.

A discreetly concealed vehicular entrance leads to the benefit of two much coveted allocated town centre private parking spaces, in addition to an on-street parking permit.

Dual pedestrian front street and rear parking access lobby with postal lockers and elevator make for excellent convenient apartment living with video keyphone entry and 'swipe & go' alarm system for added security.

IV

The Arrival



WEAVER HOUSE



BURY ST EDMUNDS



V

The Weaver House Neighbourhood

Where history lives side by side with a vibrant, modern hub for shopping, dining and entertainment.

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the East Coast, Ipswich, Cambridge and the Midlands and the Stanstead Airport as well as London via the M11. The Arc is the town's flagship shopping destination. All major food stores are well represented, including Waitrose. There is a twice weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millenium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state of the-art live entertainment venue which hosts exhibitions and events.

Watch a performance at the Theatre Royal - the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

We highlight some of the town's most celebrated restaurants and designer shopping.

LOCATION

EXCELLENT CONNECTIVITY

WALK

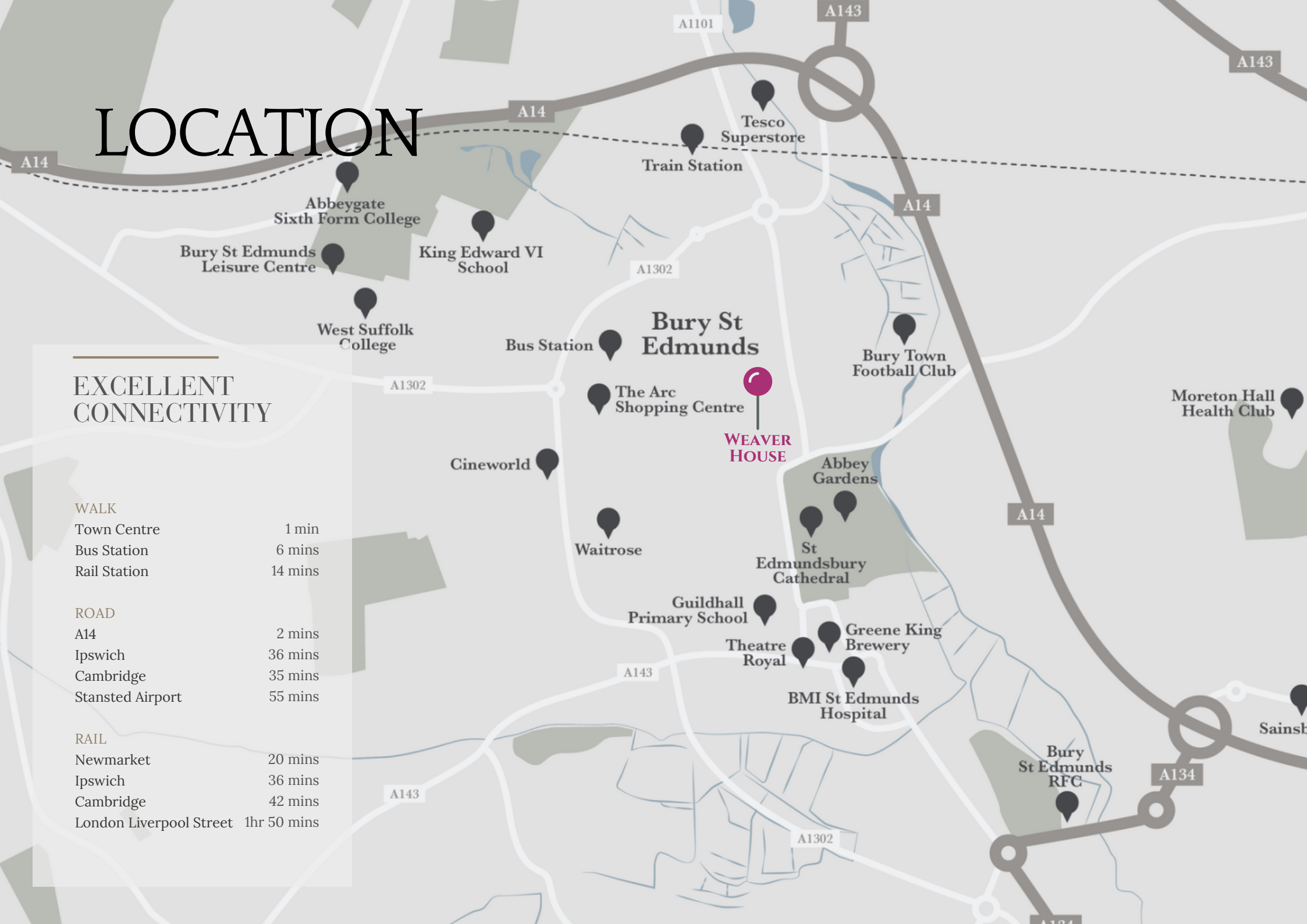
Town Centre	1 min
Bus Station	6 mins
Rail Station	14 mins

ROAD

A14	2 mins
Ipswich	36 mins
Cambridge	35 mins
Stansted Airport	55 mins

RAIL

Newmarket	20 mins
Ipswich	36 mins
Cambridge	42 mins
London Liverpool Street	1hr 50 mins





1



2



3



4

CULINARY EXPERIENCE

WITH SIX RESTAURANTS ON THE MICHELIN GUIDE AND ONE WITH A STAR, BURY ST. EDMUNDS HAS EARNED A REPUTATION AS THE FOODIE CAPITAL OF SUFFOLK.

1. 1921

A bright modern touch to carefully sourced British ingredients from West Mersey crab to Saddle of Dedham Castle lamb. Relaxed tasting menus.

2. Maison Bleue

French fine dining silver service affair with focus on seafood accompanied by a critically acclaimed wine list 'Michelin Guide Sommelier Award' (2021).

3. Lark

A new entrant to the restaurant scene, Jay Rayner, judge and food critic hails it as 'special'. Enjoy small tapas dishes from the Mediterranean.

4. Pea Porridge

The only Michelin starred restaurant in Suffolk for four consecutive years. A fusion of flavours from Africa, The East, and the Mediterranean.



1



2



3



4

BOUTIQUE SHOPPING

FROM THE NECESSARY TO THE LUXURIOUS, THE LOCALE IS A SHOPPING DESTINATION MELTING POT OF ECLECTIC BOUTIQUE INDEPENDENTS AND NATIONAL CHAINS OF NOTE.

1. Anna

One of the largest and most successful independent womens wear retailers in the UK. Stocking internationally sourced designer labels.

2. Preston & Duckworth

Jewellers since 1869. A family owned enterprise specialising in handmade wedding and engagement rings, watches and fashionable accessories.

3. Javelin

One of the largest collections of menswear outside London UK combined with an in vogue mix of womenswear fashion.

4. Trotter and Deane

Classic and timeless Italian style tailoring combined with British heritage. Try their bespoke service for an iconic wardrobe staple that will endure.

AGENT'S NOTES:

TENURE

The property is available to rent from 22 March 2024. The internal decoration will have a full refresh to coincide with the start of a tenancy.

PARKING

The property has the benefit of **two allocated parking bays** and is subject to all rights or support and private rights of way, water rights, drainage and other easements, quasi-easements and wayleaves, all or any other rights, whether mentioned in these particulars or not. In the case of the residents parking area there is shared access in place.

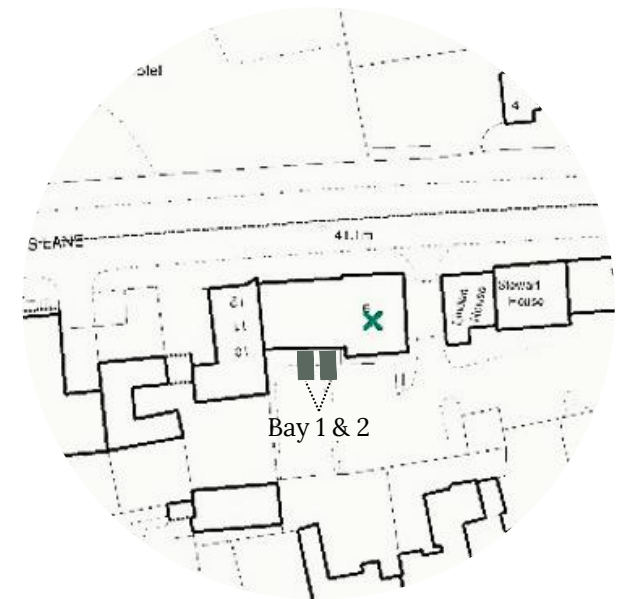


LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Council Tax Band C - £1,771.39 per annum (01 April 2023-31 March 2024)

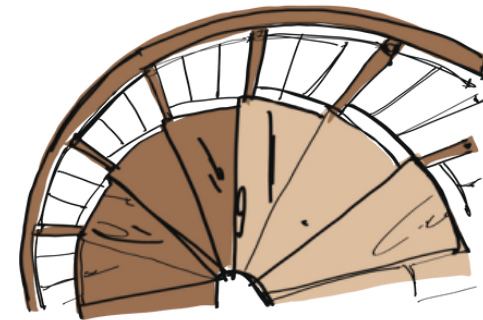
NB USAF personnel are exempt.



SERVICES

Ultra fast (250-300 Mbps) BT Fibre Optic broadband is at the property.

Communal areas and the elevator are cleaned weekly inclusive of the rent.



CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

For each sale and letting successfully completed, we cover the cost of tree planting by contributing part of our commission to worldwide reforestation projects through our impact partner: Ecologi.

*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

BUY OR RENT PROPERTY, PLANT TREES

**Trees planted for every
property sold or let.**

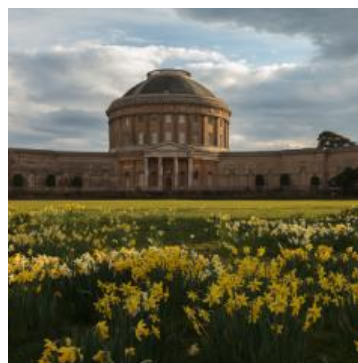


it's
YOUR
WORLD

WE'RE JUST HERE TO HELP YOU MAKE YOUR MOVE.

From rural cottages to country residences, period townhouses and new homes, our professional sales and lettings teams offer a bespoke, unrivalled service, tailored to suit your needs.





CONTACT

+44 (0) 1284 765 256

bury@wlea.co.uk

1 Churchgate Street
Bury St. Edmunds
Suffolk
IP33 1RL

WE

PENTHOUSE
WEAVER HOUSE
BURY ST EDMUNDS
SUFFOLK

