



NORMAN TOWER COTTAGE

THE GREAT CHURCHYARD
BURY ST. EDMUNDS
SUFFOLK



The imposing façade of red brick with purple brick diapering is crowned by a tall turret with a lead-covered spirelet.

CONTENTS

PART 1 1-2
Introduction

PART 2 3-11
Accommodation

PART 3 12-18
Floorplan, The Great Outdoors & Location

PART 4 19-22
Provenance & Agent's notes





Stone carved entrance with entablature bearing the initials T + F (stonemason Thomas Farrow).

INTRODUCTION

A rare opportunity to reside in this iconic townhouse boasting unrivalled views of the ancient Abbey within the Cathedral quarter, located in the heart of historic Bury St Edmunds.

Positioned in arguably one of the best locations in town is this iconic one-bedroom cottage with extensive accommodation arranged over four floors. The former office constructed and occupied in the 1850s by Thomas Farrow, stonemason to critically acclaimed architect, Lewis Nockalls Cottingham, who built the adjoining former 'Savings Bank House' in 1847, an exemplar of the 19th century Gothic Revival.

It is an architectural jewel with its striking tower, majestic oriel window and its picture-perfect façade comprising endless embellishments of stone quoins, heraldic shields, gargoyles, attractive red and black brickwork showcasing a diamond motif. Traditional, yet modern. Beautifully renovated with smart open-plan living and dining areas oriented around scenic views captured from each level, Norman Tower Cottage has since been transformed into a unique home by the current owner. Cutting edge enhancements fuse seamlessly with the elegant period interiors.

Of particular note is the chic stainless steel clad kitchen, statement staircase with large removable glass panels for furnishings, travertine tiles with underfloor heating and deep pile carpets. The property is surprisingly bright and airy with its rain-sensitive remote controlled skylights and clever LED lighting. Also, a useful large basement storage/utility room, vestibule and a myriad of other storage spaces.

Set in the picturesque environs of the Cathedral quarter amidst the backdrop of the magnificent Millennium Tower, attractive ancient ruins of the former Benedictine Abbey 'The West Front' and the green, serene sanctuary of the Great Churchyard – purportedly the resting place of the family of lawyer and explorer, Bartholomew Gosnold, founding father of Jamestown in Virginia, discoverer of Cape Cod and Martha's Vineyard, Massachusetts. A concealed 'strictly' private residents' driveway provides vehicular access along a tree-lined avenue.



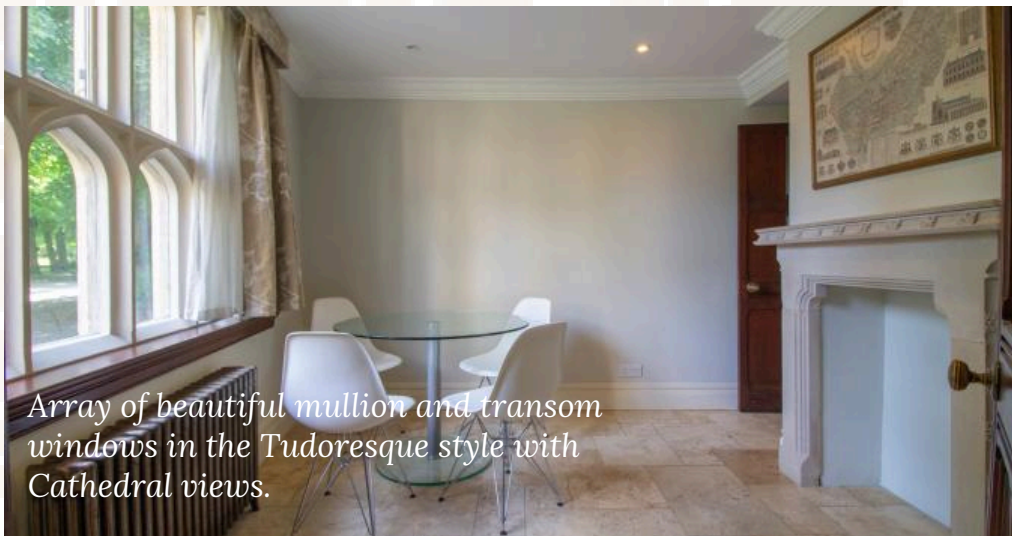
Literally open the front door to ramble the surrounding parkland and gardens to pitch the perfect picnic spot.

- James Sawyer, Director of Whatley Lane

Norman Tower Cottage has been comprehensively converted with flair and imagination. The versatile and well-appointed accommodation measures approximately 1147 sq ft (106.6 sq m) which will suit a broad range of buyers whether young professionals, second-home owners as 'lock up and leave', AirBnB investors or architectural aesthetes – all who aspire to town centre convenience in the most serene of settings.

Beneath decorative stone mouldings with initials T&F – signifying the builder: Thomas Farrow – a large solid oak door with a coach light above opens into the entrance hall with an exquisite Gothic ribbed vaulted ceiling carved out of wood. Bespoke handcrafted oak doors lead to an anteroom with stairs rising to first floor, large vestibule ideal for boots and cloaks and boiler room at the foot of the tower with arrow slit window. Travertine floor tiles throughout. ADT alarm.

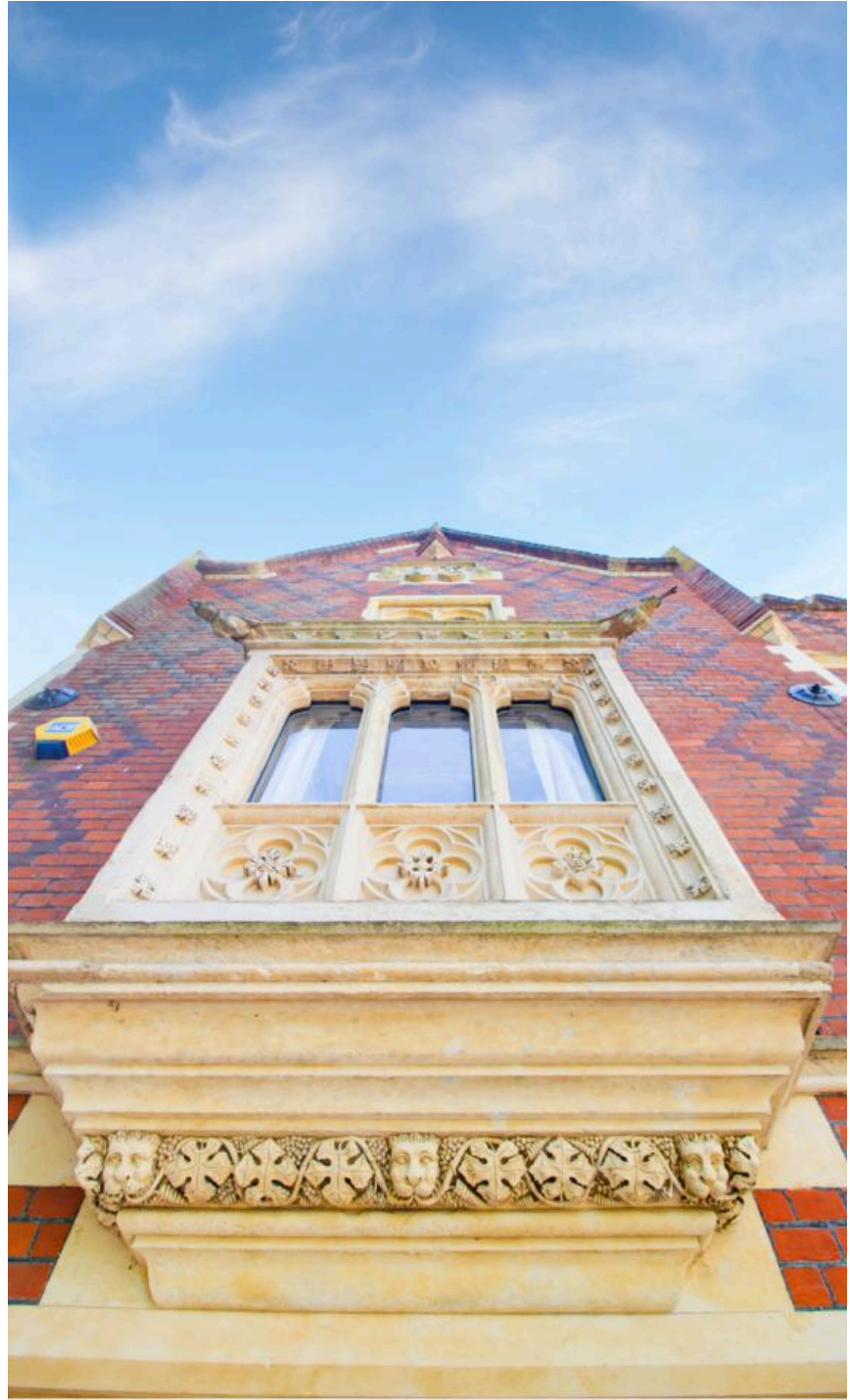
An original door with stained glass windows opens into a bright dining space lit by an array of mullion windows fitted with curtains. The focal point is a limestone carved fireplace, ornate deep carving, travertine tiles with zoned underfloor heating, cast iron Victorian-style radiator and original oak door.

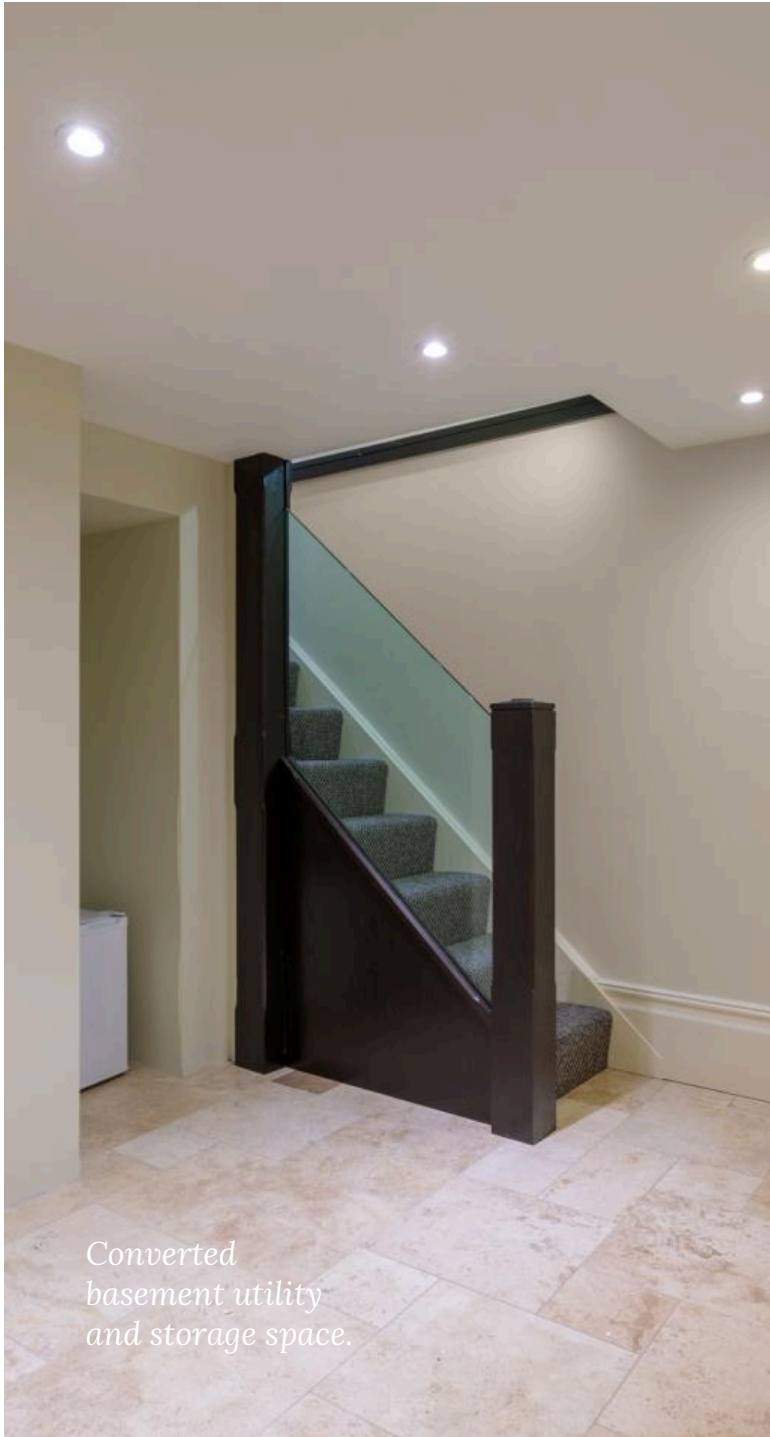


Array of beautiful mullion and transom windows in the Tudoresque style with Cathedral views.



Entrance vestibule with original coved and painted wood ceiling with moulded ribs and hanging pendants.





Converted basement utility and storage space.

A chic kitchen stylishly fitted with high gloss cream wall-mounted and base units. Soft-closing deep pan drawers. Work surfaces by Blanco 'SteelArt', stainless steel effect splashbacks and task lighting above. Stainless steel sink with extendable mixer tap. Appliances include dishwasher, below counter refrigerator, combi oven and microwave, extractor fan and induction hob – all by Gorenje. Travertine tiles with zoned underfloor heating.

A statement staircase with removable glass panels (well-considered aspect for moving furniture) rises to a spectacular open-plan reception room. Focal points include a wealth of period features, namely: delightful and plush upholstered window seat set in the majestic oriel window with its breath-taking views of the Cathedral quarter fitted with curtains; magnificent limestone carved fireplace with its oak tree detail; and, ornate coving. Cast iron Victorian-style radiator.

Step us to a split level space wired for entertainment, including SKY enabled and phone points. Arrow slit window to front aspect and further mullion windows fitted with curtains. Ideal as a study or snug.

While at basement level, a capacious converted area doubles up as the ideal utility room. Storage cupboard housing meters. Two deep storage niches containing a washing machine and further refrigerator, cast iron Victorian-style radiator and a continuation of the Travertine floor tiles through from the ground floor.



A plethora of crafted details throughout in all textures.





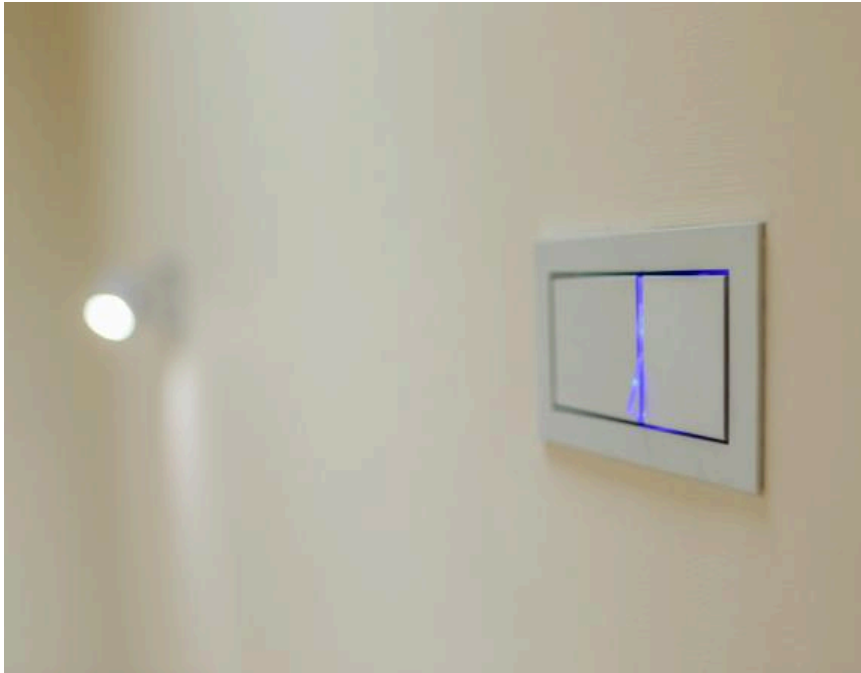


Beautiful and airy vaulted bedroom suite with adjoining dressing area combines abundance of natural light with accenting lighting.

Ascending to the second floor bedroom space, the statement staircase continues with cleverly conceived removable glazed panels for ease of furnishing. The impressive spacious bedroom level with large adjacent dressing area is abundant with natural light from dual aspect mullion windows combined with rain sensitive remote controlled roof lights. Stylish LED light fittings are throughout from the extendable recessed swivel reading lamps to the pair of feature timber clad tie pins with concealed uplighting. A cast iron Victorian-style radiator mirrors the cast iron basket feature fireplace. There is an opening to a large storage cupboard with access to tower.

A well-appointed travertine tiled first floor bathroom comprises a pedestal basin with LED mirror, panelled bath tub with shower, wc and illuminated storage niches with mullion window to Norman Tower.

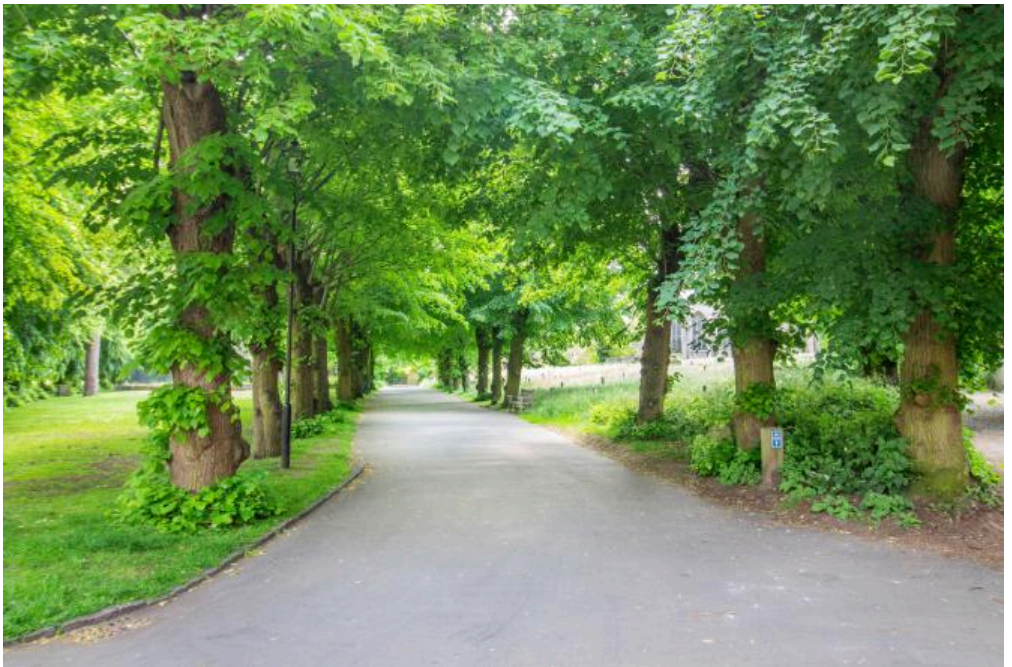
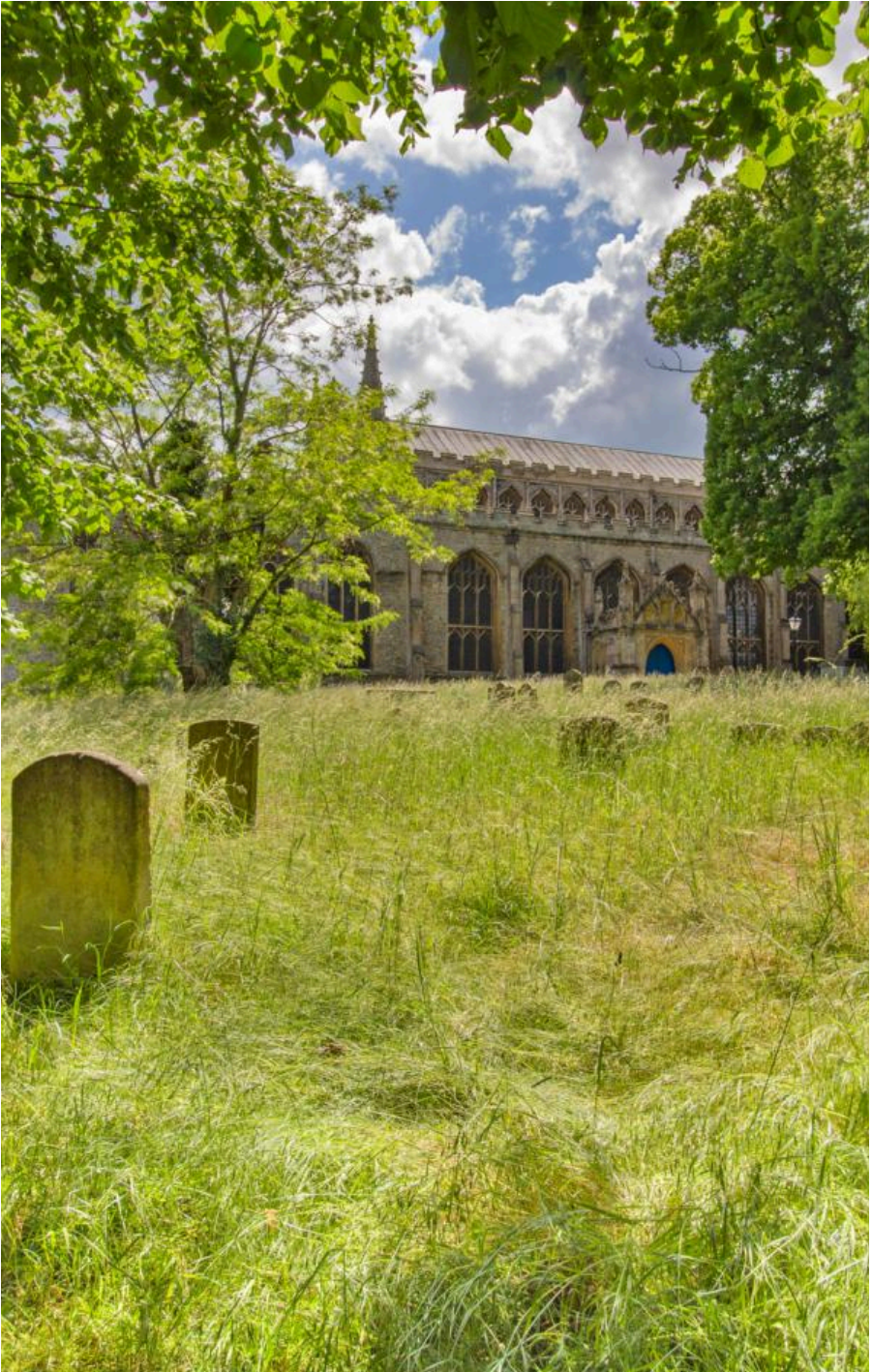




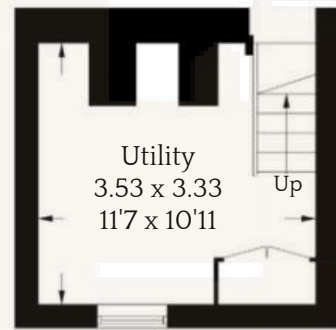
Norman Tower Cottage | 10



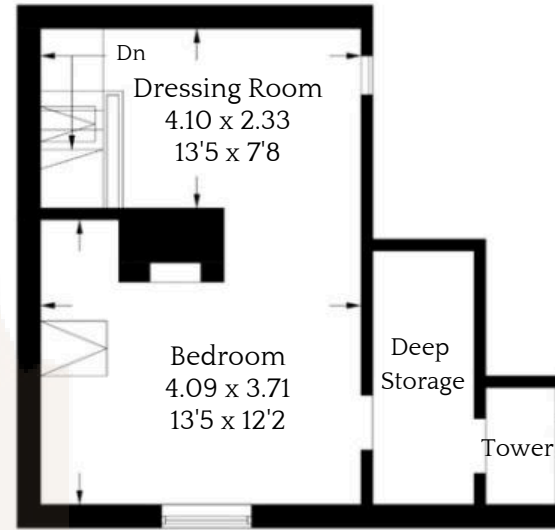
Beautiful and airy vaulted bedroom suite with adjoining dressing area combines abundance of natural light with accenting lighting.



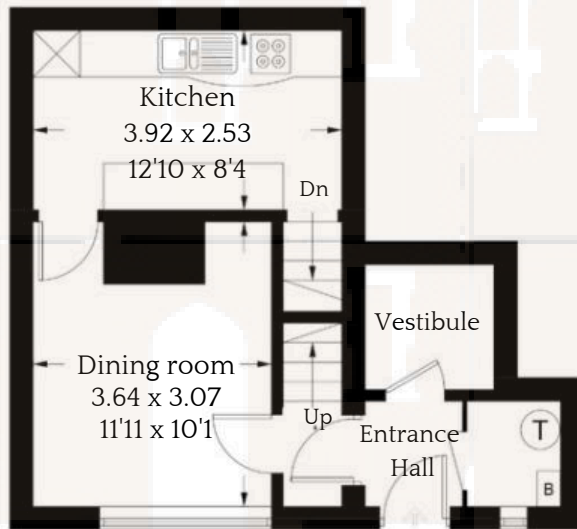
FLOORPLAN



Basement

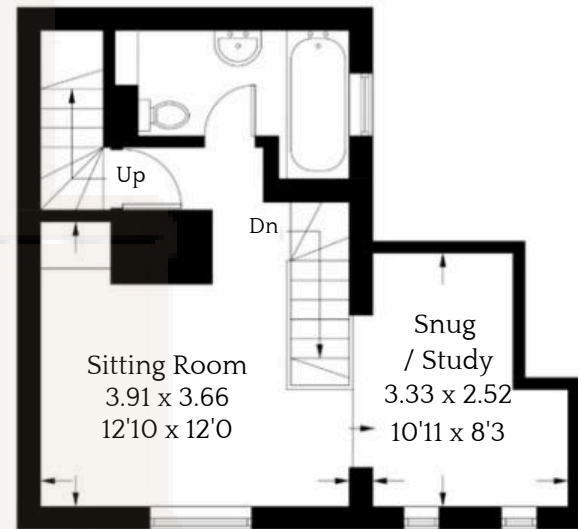


Second Floor



Ground Floor

IN



First Floor

Approximate Gross Internal Area (GIA) | 106.6 sq m or 1,147 sq ft



Norman Tower Cottage 114

THE GREAT OUTDOORS

Serene setting for exceptional town centre convenience in the epicentre of Bury St. Edmunds.

The significance of its setting cannot be understated: the three major focal points of Christendom in the medieval period are said to have been St. Peter's in Rome, Cologne Cathedral, and the Bury St. Edmunds Abbey Church.

Nestled in a picturesque 60 acre conservation plan area that includes two Scheduled Monuments, a Registered Park and garden having won multiple in Bloom awards for the town, Norman Tower Cottage is approached via an avenue of lime trees.

The principal rooms take in unrivalled views of the Cathedral quarter amidst the backdrop of the magnificent Millennium Tower, attractive ancient ruins of the West Front of the former Benedictine Abbey and the green, serene sanctuary of the Great Churchyard. Literally open the door to ramble the surrounding parkland and gardens to pitch the perfect picnic spot.



Picturesque tree-lined avenue approach with its dense canopy and scenic landscape views.



LOCATION



Abbeygate Sixth Form College

Bury St Edmunds Leisure Centre

West Suffolk College

King Edward VI School

Train Station

Tesco Superstore

Bus Station

Bury St Edmunds

The Arc Shopping Centre

Cineworld

Waitrose

Guildhall Primary School

Theatre Royal

BMI St Edmunds Hospital

Abbey Gardens

St Edmundsbury Cathedral

Greene King Brewery

Bury Town Football Club

Bury St Edmunds RFC

NORMAN TOWER COTTAGE

Norman Tower Cottage | 16

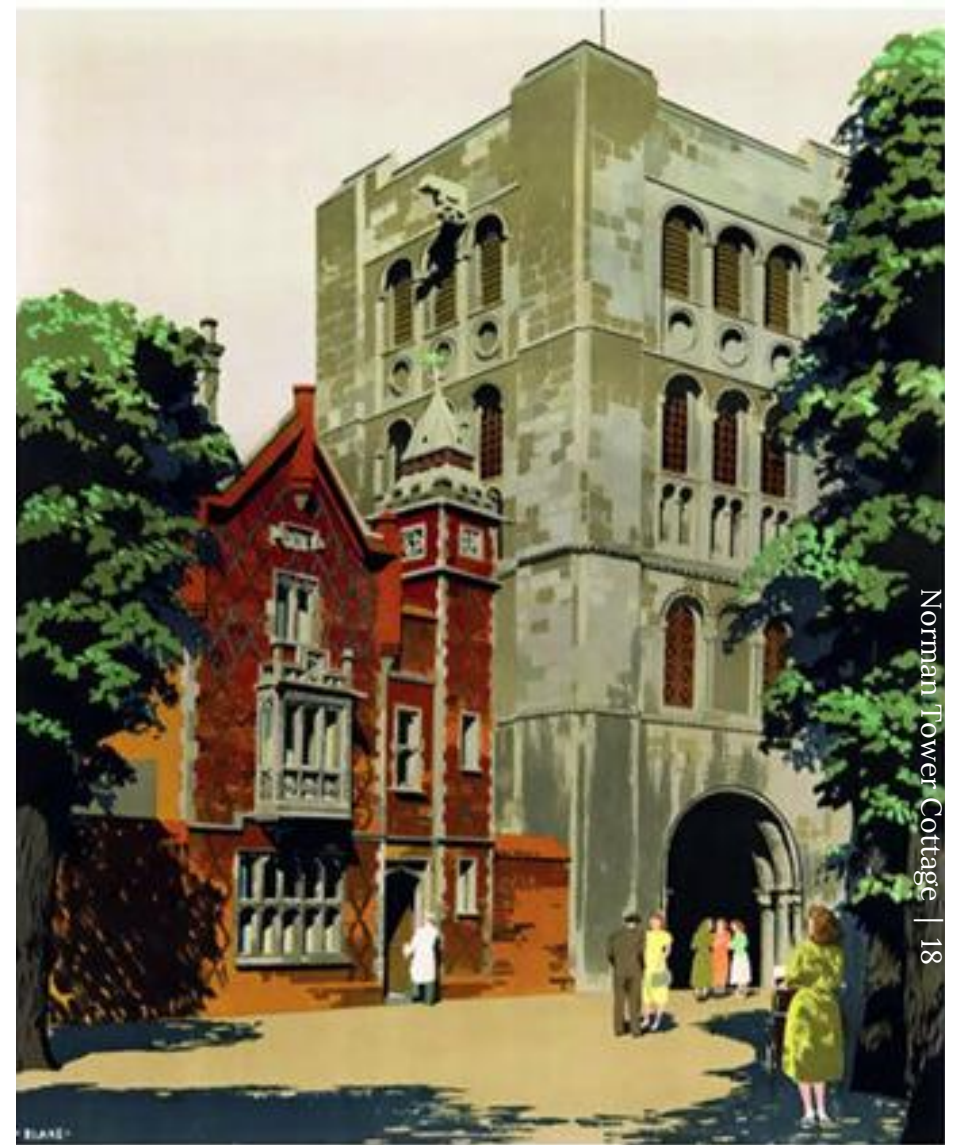


PROVENANCE

British banking expanded in the Victorian period and a gap in the market occurred for people on low incomes to save on a modest scale for any unforeseen needs. Local savings banks became the solution and 'Savings Bank House' commenced in 1816. Forty years later, its established success warranted a new premises in Crown Street.

Lewis Nockalls Cottingham (1787 - 13 October 1847), a Suffolk born London based architect, was commissioned by The Trustees For The Savings Bank to realise a home for the new venture. A proponent of the Gothic Revival architectural movement whose notable works included remodelling the interior at Oxford University's Chapel of Magdalene College in 1829. Between 1842 and 1847, Lewis was also responsible for the restorations at neighbouring St. Mary's church. The Savings Bank was to be his final project. Cottingham's stonemason, Thomas Farrow, proceeded to construct the adjoining turreted cottage 'Norman Tower Cottage' in the 1850s as his office and to showcase his masonry prowess, hence the festooning of stonework. The doorway bears his stone carved initials T + F.

Pictured right: a 1950s Vintage British Railways Travel Poster by artist Frederick Donald Blake (1908-1997) depicting Norman Tower Cottage.



Norman Tower Cottage | 18

BURY ST. EDMUNDS

BRITISH RAILWAYS

SEE ENGLAND BY RAIL

AGENT'S NOTES:

TENURE

The property is available for sale by private treaty on a FREEHOLD basis.

RIGHTS OF WAY, WAYEAVES & EASEMENTS

The sale is subject to all rights or support, public 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. Vehicular access for drop off only is permitted along the private residents road network across the Great Churchyard off Honey Hill. Choice of Zone D and Zone F parking permits.



SERVICES

Mains water, electricity, gas-fired central heating. Mains drainage. It is assumed all are connected, as none of these services have been tested.

LOCAL AUTHORITY

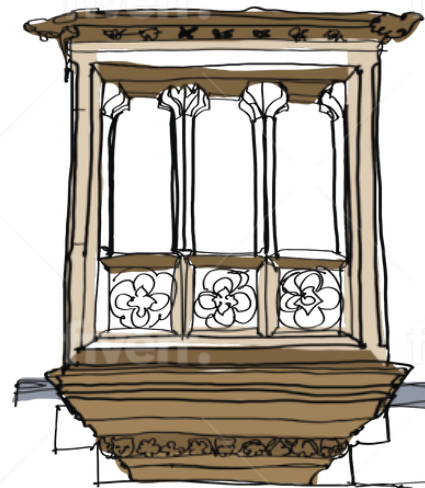
West Suffolk Council (01284 763 233)

Council Tax Band C - £1,854.57 per annum (01 April 2024 - 31 March 2025)



LISTED DESIGNATION

The property is Listed Grade II due to its unique situation and the historical and architectural significance of the immediate locale.



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

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CONTACT

+44 (0) 1284 765 256

bury@wlea.co.uk

1 Churchgate Street
Bury St. Edmunds
Suffolk
IP33 1RL



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THE GREAT CHURCHYARD
BURY ST. EDMUNDS
SUFFOLK
IP33 1RS

